

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991; Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

57

Suffix

Property Name

Address Line 1

Allt-yr-yn Road

Address Line 2

Town/city

Newport

Postcode

NP20 5EB

Description of site location (must be completed if postcode is not known)

Easting (x)

330136

Northing (y)

188724

Description

Applicant Details

Applicant Details

Name/Company

Title

Mrs

First name

Lyndsey

Surname

Sanders

Company Name

Address

Address line 1

57 Allt Yr Yn Road

Address line 2

Newport

Address line 3

Town/City

Newport

Country

United Kingdom

Postcode

NP20 5EB

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
- ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
- ☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

We would like to use our existing out building for Reiki / crystal healing and maybe 1-1 yoga clients. We would expect this to be 5 clients per week maximum, mainly in the day time and certainly no earlier than 9am or no later than 9pm. I would not expect and noise levels to increase as this is a quiet practice.

There will be no changes to the structure, fixtures or fittings of the building. All window and doors will remain in place. We would like to decorate internally and add appropriate furniture.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Currently we have an outbuilding in our back garden. This is used as a personal dwelling, we have some electronics in there, a shower, toilet and it's used for personal use and hobbies (DJing, Yoga, child play etc). This building has been there prior to us purchasing the property.

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

We have had an inspector come to the house previously who said we were using it in a lawful manner as a personal dwelling. The building will still be used for this for the majority of the time.

In terms of future use, I have answered no to all of these questions:

will your home no longer be used mainly as a private residence?
will your business result in a marked rise in traffic or people calling?
will your business involve any activities unusual in a residential area?
will your business disturb your neighbours at unreasonable hours or create other forms of nuisance such as noise or smells?

So I believe the development will be lawful.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Below I have selected C3 and B1 but I am not an expert. I am trying to navigate this as a first time so please let me know if this is incorrect.

I have not uploaded plans as I am not proposing any building work is carried out.

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C3 - Dwellinghouses (main residences)

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

B1 - Business

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

As stated above, I've looked at government guidelines online and consulted various people in the planning department. The main test seems to be that if I answer 'yes' to the questions above, I may need additional permissions.

(Source)

[https://www.gov.wales/planning-permission-working-](https://www.gov.wales/planning-permission-working-home#:~:text=You%20do%20not%20necessarily%20need,a%20result%20of%20the%20business.)

[home#:~:text=You%20do%20not%20necessarily%20need,a%20result%20of%20the%20business.](https://www.gov.wales/planning-permission-working-home#:~:text=You%20do%20not%20necessarily%20need,a%20result%20of%20the%20business.)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Lyndsey Sanders

Date

26/03/2025