

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

Suffix

Property Name

Cae Gwynne

Address Line 1

Michaelstone Road

Address Line 2

Michaelston-y-fedw

Town/city

Cardiff

Postcode

CF3 6XT

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

Easting (x)

324327

Northing (y)

185275

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

Theo

Surname

Huckle

Company Name

N/A

Address

Address line 1

Cae Gwynne Michaelstone Road

Address line 2

Michaelston-y-fedw

Address line 3

Newport

Town/City

Cardiff

Country

Postcode

CF3 6XT

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

MR

First name

Ceri

Surname

Blackmore

Company Name

Stiwdio C3 Architecture & Design Ltd.

Address

Address line 1

307 Holton Road

Address line 2

Address line 3

Town/City

Barry

Country

United Kingdom

Postcode

CF63 4HX

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

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Construction of an outbuilding set back from the principal elevation, that will provide incidental enjoyment to the existing dwelling house in the form of an open plan studio space for recreational activities, and also providing cover for garden furniture, tools, equipment and car storage. An apron of hard standing is proposed to the perimeter of the outbuilding footprint. Upon the approach to the proposal, a no-dig permeable construction is proposed, all of which created on land owned by the applicant. No new access from highways is required. Within the outbuilding footprint, an accessible WC is provided, the foul drainage of which is dealt with on site via existing sess pit.

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

- ☐ Yes
- ☒ No

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

Existing land to existing dwelling house and curtilage around it is used for the purposes of the applicant's main residence. The proposals are in keeping for the purposes of incidental enjoyment to the existing dwelling house.

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

None

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:

Other

Other (please specify)

E - OUTBUILDING

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

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

The proposals provide incidental enjoyment to the existing dwelling house.
The proposal is set back behind the existing dwelling house and its principal elevation.
The proposal, an outbuilding, is only single storey with a flat roof construction.
The eaves height of the outbuilding does not exceed 2.5m above external ground level.
The ridge height of the outbuilding is considerably lower than 3m in height above external ground level.
No part of the outbuilding is within 2m of the existing boundary treatment.
The outbuilding does not to exceed 50% of the total area of the curtilage

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

To submit your building control application you must agree to the below 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.

Lawful development: Proposed use: Lawful development: Proposed use I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to Newport City Council
- 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

Ceri Blackmore

Date

16/05/2025