

Newport City Council

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

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www.newport.gov.uk



Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Brett

Surname

Wakefield

Company Name

Address

Address line 1

20 Graig Park Parade

Address line 2

Address line 3

Town/City

Newport

Country

Postcode

NP20 6GW

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

James

Surname

Morris

Company Name

Address

Address line 1

4 Court Farm Road

Address line 2

Llantarnam

Address line 3

Town/City

Cwmbran

Country

United Kingdom

Postcode

NP44 3BY

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

SINGLE-STORY REAR EXTENSION,
REPAIRS TO EXISTING GARDEN
WALLS AND PATIO AREA

Reference number

25/0131

Date of decision (date must be pre-application submission)

27/03/2025

Please state the condition number(s) to which this application relates

Condition number(s)

2. Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved. The location and details of these must be shown on relevant plans. Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015)

3. No windows shall be installed in the side elevation facing No18 of the single storey rear extension hereby approved.
Reason: To protect the privacy of neighbours

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

The side elevation included in the proposed elevation demonstrates that no windows will overlook the neighbour's property. Additionally, a bird National Trust WoodStone - Green Open Nest Bird Box has been added to the side elevation to enhance biodiversity. See the link below for further details on the proposed bird box.

https://www.birdfood.co.uk/national-trust-woodstone-open-nest-box-green?utm_source=google&utm_medium=cpc&utm_campaign=g-uk-en-viva-misc-pla-cvr-bofu-medium&gad_source=1&gbraid=0AAAAAD-VN-F8SyXE7nQl6r97QfqVOeqNk&gclid=Cj0KCQjw5azABhD1ARIsAA0WfUHucgedf1ltC5bOpWemC9_ZfyROa0-iKLTy8XnyDTflq4_qHKNOBRgaAgJaEALw_wcB

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

Declaration

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

I/We hereby apply for Approval of details reserved by a condition (discharge) 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.

Approval of details reserved by a condition (discharge): Approval of details reserved by a condition (discharge) 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

James Morris

Date

25/04/2025