

7 April 2025



Planning Department
Croydon Council
Bernard Weatherill House
8 Mint Walk
Croydon
CR0 1EA

Emily Ingall-Tombs
E: emily.ingalltombs@savills.com
DL: +44 (0) 7812686305

33 Margaret Street W1G 0JD
T: +44 (0) 20 7499 8644
F: +44 (0) 20 7495 3773
savills.com

Dear Sir/Madam

ROBINWOOD, BELMONT HILL, CAERLEON, NEWPORT, NP18 1JX
Lawful Development Certificate for Proposed Works
Planning Portal Reference: PP-14379012

On behalf of our client, Mr Fouweather, I write to submit online via the Planning Portal (reference: PP-14379012) in respect of the above property. This letter supports an application for a lawful development certificate for various proposed works at Robinwood.

The proposed description of development is:

Lawful development certificate for part single part two storey extensions to existing property along with two new ancillary buildings.

Please find enclosed the following documents which are submitted in support of the planning application:

- Cover Letter (this document)
- Application Form
- Design Statement

The following drawings have also been submitted to support the application:

- Site Location Plan (Drawing no. 25.2025 - 01);
- Existing and Proposed Site Plan (Drawing no. 25.2025 - 02);
- Existing and Proposed PD Plans (Drawing no. 25.2025 - 03);
- Existing Plans and Elevations (Drawing no. 25.2025 - 04);
- Proposed Plans and Elevations (Drawing no. 25.2025 - 05);
- Proposed Garage (Drawing no. 25.2025 - 06);
- Proposed Swimming Pool House (Drawing no. 25.2025 - 07).

The application fee of £200, including the Planning Portal admin fee, has been paid in line with Fee Regulations directly by the client.



Site Context

The building on site is not a statutory or locally listed building and is not set within a Conservation Area. The site is adjacent to but outside of a Conservation Area and Archaeologically Sensitive Area.

According to the Newport City Council Proposals Map the site has the following planning designations:

- Celtic Manor Designated Area;
- Countryside;

The site has a very low risk of flooding from rivers, the sea, from surface water and small watercourses.

The Site is not located within an Article 4 Direction area that restricts permitted development rights.

The Site is outside of a National Park, Area of Outstanding Natural Beauty or World Heritage Site.

Planning History

Relevant planning application associated with the site are summarised below:

LPA Reference	Description	Decision/Date
23/1092	Proposed alterations to existing driveway to include construction of a 1.99m retaining wall following land slip, widening of driveway at entrance and lowering of stone wall adjacent to the highway due to dangerous lean towards road creating increased visibility and safety for ingress and egress (part retrospective).	Approved 15 Feb 2024
23/0551	Proposed alterations to existing driveway to include construction of a 1.99m retaining wall following land slip, widening of driveway at entrance and lowering of stone wall adjacent to the highway due to dangerous lean towards road creating increased visibility and safety for ingress and egress (part retrospective) (resubmission of 22/0709).	Withdrawn 19 Oct 2023
23/0212	Lawful development certificate for the construction of a proposed retaining wall and widening of driveway entrance following removal of boundary leaning into road.	Refused 18 May 2023
22/0968	Lawful development certificate (proposed) for two storey and single storey rear extensions and two storey side extensions.	Refused – due to access restrictions to the site. 13 Jan 2023

22/0709	Proposed alterations to and regrading of existing vehicular access.	Withdrawn 05 Oct 2022
---------	---	--------------------------

The Proposal

The development proposal comprises of a both single and two storey extensions to the existing host building on the site. In addition to this, two ancillary outbuildings are proposed under this application. Full details are provided in the Design Statement that is submitted to support this application. A summary of each aspect of the proposals is provided below:

- Part 1 – Single storey side extension and rear wrap around;
- Part 2 – Two storey side extension;
- Part 3 – Two storey rear extension;
- Part 4 – Outbuilding 1 – Garage and store;
- Part 5 – Outbuilding 2 – Swimming pool house.

Class A Permitted Development Rights

The Government introduced new permitted development rights in September 2013 to amend the Town and Country Planning (General Permitted Development) (Wales) Order 2013. Certain development under Article 2, Part 1, Class A, within the curtilage of a dwellinghouse is permitted where proposals comprise of 'enlargement, improvement or other alteration of a dwellinghouse'

Development is not permitted by Class A if:

- a) "as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- b) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
- c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
- d) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse and—
 - (i) the height of the eaves of any part of the enlarged part which is within 2 metres of the boundary of the curtilage of the dwellinghouse would exceed 3 metres; or
 - (ii) the height of any part of the enlarged part which is within 2 metres of the boundary of the curtilage of the dwellinghouse would exceed 4 metres;
- e) the enlarged part of the dwellinghouse would extend beyond a wall comprised in the principal elevation of the original dwellinghouse;
- f) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the existing dwellinghouse, and would be nearer to the highway than—
 - (i) the wall comprised in that side elevation which is nearest to the highway; or
 - (ii) any point 5 metres from the highway;

whichever is the nearer to the highway;

- g) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the original dwellinghouse, would have a single storey and—
 - (i) the enlarged part of the dwellinghouse would exceed 4 metres in height; or
 - (ii) the width of the widest part of the resulting dwellinghouse would exceed the width of the widest part of the original dwellinghouse by more than 50%;
 - h) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the original dwellinghouse, would have more than one storey, either in its own right or if considered together with any part of the existing dwellinghouse, and—
 - (i) the enlarged part of the dwellinghouse would be within 10.5 metres of any boundary which is—
 - (aa) a boundary of the curtilage of the dwellinghouse; and
 - (bb) opposite the relevant side elevation;
 - (ii) the enlarged part of the dwellinghouse would be set back, by less than 1 metre, from the point nearest to that part in any wall comprised in the principal elevation of the original dwellinghouse; or
 - (iii) the width of the widest part of the resulting dwellinghouse would exceed the width of the widest part of the original dwellinghouse by more than 50%;
 - i) the enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse, would have a single storey and would —
 - (i) extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 4 metres; or
 - (ii) exceed 4 metres in height;
 - j) the enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse, would have more than one storey, either in its own right or if considered together with any part of the existing dwellinghouse, and—
 - (i) the ground floor storey would extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 4 metres;
 - (ii) the first floor or higher storey would extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 3 metres; or
 - (iii) the first floor or higher storey would be within 10.5 metres of any boundary which is—
 - (aa) a boundary of the curtilage of the dwellinghouse; and
 - (bb) opposite the rear wall of the dwellinghouse;
 - k) it would consist of or include external wall insulation which projects from that part of the exterior of the dwellinghouse to which it is affixed by more than 16 centimetres; or
- it would consist of or include—

- (i) the construction or provision of a veranda or raised platform;
- (ii) the construction or provision of a balcony which—
 - (aa) contains a platform of any description;
 - (bb) projects from the part of the exterior of the dwellinghouse to which it is affixed by more than 30 centimetres;
 - (cc) if projected downwards in a vertical line to ground level, is within 10.5 metres of any boundary of the curtilage of the dwellinghouse opposite the relevant side elevation; or
 - (dd) would be affixed to a wall comprised in the principal elevation of the dwellinghouse;
- (iii) the construction or provision of a roof terrace, whether or not it would incorporate associated railings, fencing or other means of enclosure;
- (iv) the installation, alteration or replacement of a microwave antenna;
- (v) the installation, alteration or replacement of a chimney;
- (vi) the installation, alteration or replacement of an air source heat pump, solar PV or solar thermal equipment or a flue forming part of a biomass heating system or combined heat and power system;
- (vii) the installation of shutters on any part of the principal elevation of the dwellinghouse; or
- (viii) an alteration to any part of the roof of the dwellinghouse, being an alteration which does not fall within paragraphs A.1(l)(i) to (vii).

Assessment

Assessment of each aspect of the proposals is considered below.

a) “as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	The existing curtilage of the property (other than the original dwelling house) is 2,308sqm. The ground covered by the proposed building works occupy 322sqm which represents 14% of the total curtilage. The proposals are therefore below the 50% requirement and comply with part (a). Note details of what comprises as the original house is provided in the Design Statement. As it evident from the images shown in the Design Statement the property as constructed now is the same as per in 1948.
b) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;	The new extensions will not exceed the height of the height of the highest part of the roof of the original property.
c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;	The new eaves will not exceed the height of the height of the eaves on the original property.

d) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse and— (i) the height of the eaves of any part of the enlarged part which is within 2 metres of the boundary of the curtilage of the dwellinghouse would exceed 3 metres; or (ii) the height of any part of the enlarged part which is within 2 metres of the boundary of the curtilage of the dwellinghouse would exceed 4 metres;	As shown on the Proposed Site Plan the closeted part of the new buildings to the site boundary is 2.9m. As a result no part of the engaged dwellinghouse will be within 2m of the boundary of the curtilage of the dwellinghouse.
e) the enlarged part of the dwellinghouse would extend beyond a wall comprised in the principal elevation of the original dwellinghouse;	The principle elevation of the building is to the north-west adjacent to the entrance to the site. See below image. No development is proposed that extends beyond this front elevation. 
f) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the existing dwellinghouse, and would be nearer to the highway than— (i) the wall comprised in that side elevation which is nearest to the highway; or (ii) any point 5 metres from the highway; whichever is the nearer to the highway;	The side elevations of the building face to the north-east and south-west. No development extending beyond the side elevation of the existing building would be at any point less than 5 metres from the highway.
g) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the original dwellinghouse, would have a single storey and—	The proposed side extension that extends beyond a wall comprising a side elevation would not exceed 4m in height. The width of the widest part of the single storey side extension is 7.6m. This remains below 50% of

(i)the enlarged part of the dwellinghouse would exceed 4 metres in height; or (ii)the width of the widest part of the resulting dwellinghouse would exceed the width of the widest part of the original dwellinghouse by more than 50%;	the widest part of the original dwelling house which is 15.225m wide (50% of which is 7.613m).
h) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the original dwellinghouse, would have more than one storey, either in its own right or if considered together with any part of the existing dwellinghouse, and— (i)the enlarged part of the dwellinghouse would be within 10.5 metres of any boundary which is— (aa)a boundary of the curtilage of the dwellinghouse; and (bb)opposite the relevant side elevation; (ii)the enlarged part of the dwellinghouse would be set back, by less than 1 metre, from the point nearest to that part in any wall comprised in the principal elevation of the original dwellinghouse; or (iii)the width of the widest part of the resulting dwellinghouse would exceed the width of the widest part of the original dwellinghouse by more than 50%;	The proposed two storey side extension that extends beyond a wall comprising a side elevation would not be within 10.5m of any boundary of the curtilage of the dwellinghouse. The two storey side extension is set back by 1m from the principal elevation of the dwelling house by 1m. The width of the widest part of the two storey side extension is 7.6m. This remains below 50% of the widest part of the original dwelling house which is 15.225m wide (50% of which is 7.613m).
i) the enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse, would have a single storey and would — (i)extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 4 metres; or (ii)exceed 4 metres in height;	The proposed rear extension would not extend to more than 4m or be more than 4m in height.
j) the enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse, would have more than one storey, either in its own right or if considered together with any part of the existing dwellinghouse, and—	The proposed rear single storey extension would not extend to more than 4m in height. The first floor would extend beyond the rear wall of the original dwelling house by no more than 3m.

(i)the ground floor storey would extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 4 metres; (ii)the first floor or higher storey would extend beyond the relevant part or, as the case may be, any of the relevant parts of the rear wall of the original dwellinghouse by more than 3 metres; or (iii)the first floor or higher storey would be within 10.5 metres of any boundary which is— (aa)a boundary of the curtilage of the dwellinghouse; and (bb)opposite the rear wall of the dwellinghouse;	The first floor extension is not within 10.5 of any boundary of the site.
k) it would consist of or include external wall insulation which projects from that part of the exterior of the dwellinghouse to which it is affixed by more than 16 centimetres; or it would consist of or include— (i)the construction or provision of a veranda or raised platform; (ii)the construction or provision of a balcony which— (aa)contains a platform of any description; (bb)projects from the part of the exterior of the dwellinghouse to which it is affixed by more than 30 centimetres; (cc)if projected downwards in a vertical line to ground level, is within 10.5 metres of any boundary of the curtilage of the dwellinghouse opposite the relevant side elevation; or	No external wall insulation or veranda, raised platform, balcony or any other feature listed in part k is proposed.

(dd)would be affixed to a wall comprised in the principal elevation of the dwellinghouse; (iii)the construction or provision of a roof terrace, whether or not it would incorporate associated railings, fencing or other means of enclosure; (iv)the installation, alteration or replacement of a microwave antenna; (v)the installation, alteration or replacement of a chimney; (vi)the installation, alteration or replacement of an air source heat pump, solar PV or solar thermal equipment or a flue forming part of a biomass heating system or combined heat and power system; (vii)the installation of shutters on any part of the principal elevation of the dwellinghouse; or (viii)an alteration to any part of the roof of the dwellinghouse, being an alteration which does not fall within paragraphs A.1(l)(i) to(vii).	
--	--

The conditions set out in Class A are noted and will be complied with.

Conclusion

The proposal seeks to obtain a Lawful development certificate for part single part two storey extensions to existing property along with two new ancillary buildings at Robinwood.

The principle of the extensions is established under Class A of the amended order.

As demonstrated above, the proposals meet the requirements as specified under Paragraph a – k of Class A and therefore there are no reasons why the development should not proceed.

Should you have any queries on the proposal, please do not hesitate to contact me.

Yours sincerely,



Chris Brady



Director
Savills