

# Planning Statement

## Garage Conversion 1999

Produced by:



Aug 2026

# Document details

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## Introduction

Date: August 2026  
Proposal: Application 26/0625 LDC  
Applicant: Mr and Mrs Piper  
Property 1 Cwm Dylan Close Rhiwderin

## Description of Site

The application site comprises a two-storey dwelling in Rhiwderin Heights. The front garden slopes down towards the road, while the rear garden is enclosed. A single-storey element on the southern side of the property was originally used as a garage. A driveway in front of it connects it to the access road at the front elevation. Pedestrian access to the property is via the drive.

## Description of Development

This application seeks to demonstrate, on the “balance of probabilities”, that the garage conversion has existed for more than four years or should it be required 10 years. The works were completed in 1999, and photographic evidence confirms that the conversion was in place by 2008

The development comprised the internal conversion of the existing garage, measuring approximately 4.9 m by 2.5 m. The resultant room was and is used as a study. The works included:

- installing windows in the front and rear elevations;
- removing the garage doors; and
- removing the rear access door.
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## Supporting Evidence

Historic photographs clearly show that the conversion was in place by 2008. The photographic record spanning the intervening period also demonstrates its continuous use.

## Previous Validation Issues

The original submission was declared invalid for the following stated reasons:

- floor plans were not received;
- elevations were not received;
- the fee of £585 was considered incorrect; and
- further supporting evidence was requested.

## Response to Validation Issues

- Floor plans are not mandatory for an application for a Lawful Development Certificate (LDC).
- Elevations are not mandatory for an LDC application.
- The appropriate fee payable to Newport City Council for an existing-use LDC was £283.
- The submitted photographic material provides sufficient supporting evidence for an existing-use LDC application.

**Appropriate Application Route**

The applicant was advised that the garage conversion could be addressed through a retrospective householder application. However, the works are permitted development, so a householder application is not considered the appropriate procedure.

The relevant circumstances are as follows:

- There has been no change from residential use.
- No extension has been added to the property.
- The works were limited to converting the existing garage.
- No planning condition affecting the site, restricts garage conversions.
- The works were undertaken in 1999.
- Photographic evidence confirms that the conversion existed by 2006, well beyond the relevant four- and ten-year enforcement periods.
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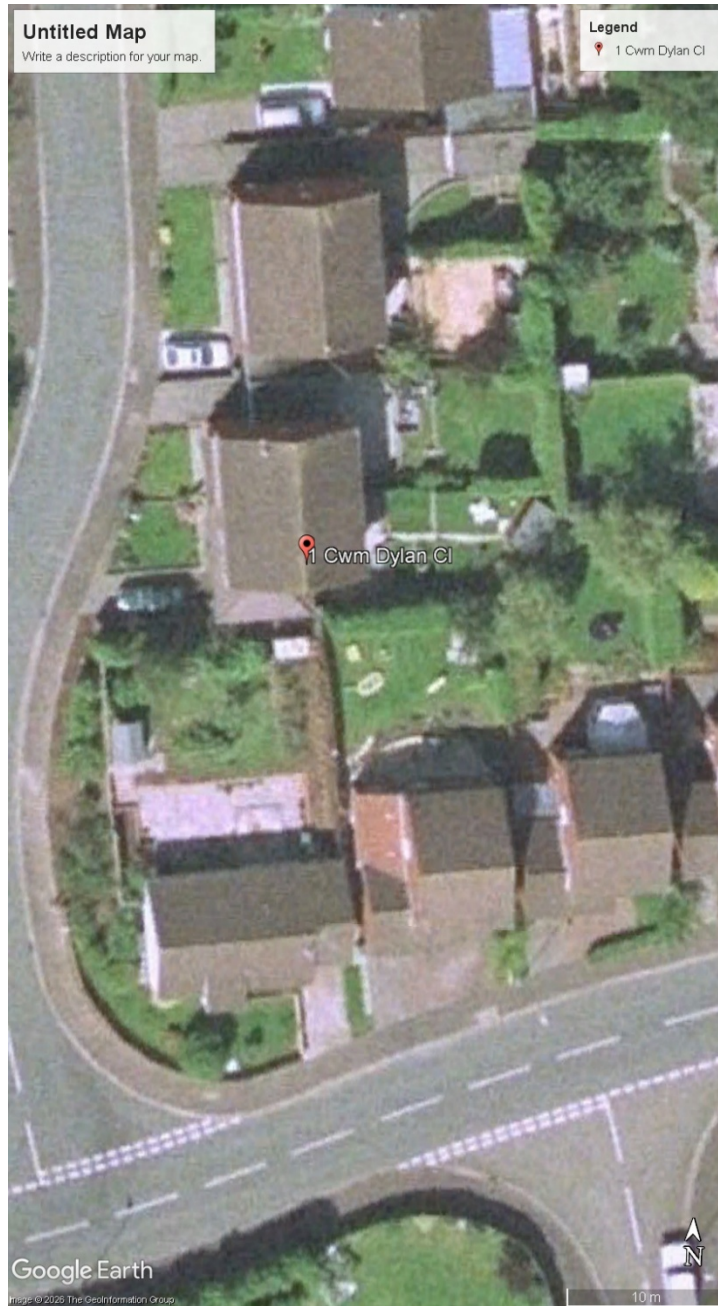
**Conclusion**

To avoid further delay, the application now includes:

- floor plans;
- elevations;
- a site plan;
- the required fee; as stated £283
- supporting photographic evidence.

Accordingly, the Local Planning Authority is requested to approve the LDC because the application satisfies the requirements for an existing-use certificate.

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Aerial Picture of Garage2001



Front Elevation 2006



Front Elevation 2112



Front Elevation 2023



Front Elevation 2026