

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

10

Suffix

Property Name

Address Line 1

Clytha Crescent

Address Line 2

Town/city

Newport

Postcode

NP20 2EY

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

Easting (x)

331248

Northing (y)

187330

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

M.

Surname

Richards

Company Name

Tai Hedyn Ltd

Address

Address line 1

Nexus House

Address line 2

Mission Court

Address line 3

Town/City

Newport

Country

Postcode

NP20 2DW

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Lewis

Surname

Morgan

Company Name

Morgan and Horowskyj Architects LLP

Address

Address line 1

The School Room

Address line 2

Castle Street

Address line 3

Town/City

Abergavenny

Country

Postcode

NP7 5EE

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)

Demolition of existing sub-standard three storey extension to existing dwelling house.
A Consultant Engineer has deemed the extension to be in poor condition and unsuitable for retention.
The building will be returned to its original configuration as evidenced by adjacent properties No.8 and 9 Clytha Crescent.

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

The property is a dwelling house by nature of its design and has had this use for greater than 10 years. The property was let by Newport City Council prior to the asset transfer to Newport City Homes, now Tai Hedyd.

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

Drawings 2604-01 - Survey as existing, 2604-03 - proposals following demolition, Location Plan

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:

C3 - Dwellinghouses (main residences)

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

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

The volume of the extension is 99m³ and under the threshold of 115m³ where Conservation Area Consent would be required to be obtained. The overall volume of the property is approx 543m³, the the area of building proposed for demolition is approx 19% and under the 50% threshold where Conservation Area Consent would be required to be obtained.

It is considered the criteria is met as advised by Development Control in their communication dated 07/07/2026 and therefore no other permission is required to be obtained.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N/A-

Date (must be pre-application submission)

07/07/2026

Details of the pre-application advice received

Advice as to how to assess if a Cert. of Lawful Development application was suitable, or other application.

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

Lewis Morgan

Date

27/08/2026