

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
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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

173

Suffix

Property Name

Address Line 1

Ruskin Avenue

Address Line 2

Rogerstone

Town/city

Newport

Postcode

NP10 0AB

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

Easting (x)

327393

Northing (y)

189027

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

Joshua

Surname

Thomas

Company Name

-

Address

Address line 1

173 Ruskin Avenue

Address line 2

Rogerstone

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP10 0AB

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

Thomas

Surname

Bevan

Company Name

Address

Address line 1

3 Tonna Uchaf

Address line 2

Address line 3

Town/City

Neath

Country

United Kingdom

Postcode

Sa113JZ

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)

The proposed works does entail building however, the works are limited to the existing footprint of the building. The works will replacing the existing garage door with a window similar to the existing fenestration on the property and likewise, the brick will match existing as best match.

The proposed works will not enlarge the property, all work is highlighted and noted on the drawings.

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

Prior to the work being started, I contacted the planning department to gather information on the property and whether the application could be submitted under a LDC. Which I was led to believe by an employee, who was very helpful in providing the correct and informative information.

The existing use of the land and building is lawful as the garage forms part of the original residential curtilage of the dwellinghouse and has been used ancillary to the main residential use since its construction.

The works are limited in nature and include the replacement of the existing garage door with a window. The proposed window is similar in design, scale, and appearance to windows elsewhere on the property, ensuring visual continuity and maintaining the character and appearance of the dwelling and the wider street scene. No increase in footprint or volume is proposed, and the building will continue to function as part of the residential property.

Accordingly, the proposed alterations relate solely to its internal use and minor external appearance. The development does not conflict with relevant planning policies and preserves the residential character of the site. We believe the conversion of the garage to a home office does not constitute a material change of use in planning terms as it remains part of the residential dwelling. In addition the property is not within a conservation area, nor a listed building, or has no conditions attached restricting the use of the garage for parking.

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

The documentation within the application includes, existing and proposed ground floor plan, primary street elevation, as well as the return side elevations. This was deemed to be an acceptable submission, as it includes all the relevant drawings which are impacted by the proposed works.

We have also enclosed 2 images from google maps, showing the property in July 2008 and May 2025. This Illustrates that the garage as we understand has always been part of the residential curtilage and is not separate to residential property.

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 garage is an existing lawful building forming part of the residential curtilage of the dwellinghouse and has historically been used for storage purposes for the dwelling. The proposed conversion to a home office/small living room therefore, would not result in a material change of use of the property.

The proposed works are mainly limited to internal alterations and minor external changes, specifically the replacement of the existing garage door with a window. The window would be similar in appearance, scale, and design to existing windows on the property and would not materially alter the external appearance of the dwelling. No increase in the footprint, height, or volume of the building is proposed. Therefore, conforming to the conditions set out in Schedule 2, Part , Class A.3 'appearance of the materials used...exterior work must so far as practicable match the appearance of the materials used in the majority of the equivalent element of the existing dwellinghouse' which it will.

The development therefore falls within the scope of permitted development and does not conflict with any condition attached to the original planning permission, nor have permitted development rights been removed by condition or Article 4 Direction.

As the proposal complies with permitted development legislation and does not constitute development requiring express planning permission, it is lawful. On this basis, and having demonstrated compliance, a Lawful Development Certificate should be granted.

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

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

Thomas Bevan

Date

09/02/2026