

Newport City Council

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

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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	8	Suffix	
Property Name			
Address Line 1	Routes View		
Address Line 2	Llanwern		
Town/city	Newport		
Postcode	NP18 2DR		

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

Easting (x)	336864	Northing (y)	188455
Description			

Applicant Details

Name/Company

Title

First name

Kieran

Surname

Shelley

Company Name

Address

Address line 1

8 Routes View

Address line 2

Llanwern

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP18 2DR

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Julie

Surname

Ball

Company Name

Architect Designs

Address

Address line 1

102 Ternata Drive

Address line 2

Address line 3

Town/City

Monmouth

Country

United Kingdom

Postcode

NP25 5UY

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

ERECTION OF A TWO-STOREY SIDE EXTENSION, NEW FRONT PORCH AND REPOSITIONING OF FRONT ENTRANCE DOOR

Reference number

25/1058

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

29/01/2026

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

Condition number(s)

3. 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).

4. No new hard surfacing for the parking and manoeuvring of vehicles shall be provided on the site until such a time as written details of the new areas of hardstanding, their location and area, the materials they are to be made from, including kerbing and the means to drain them to porous / permeable areas within the site have been provided in writing to the LPA. Following the written agreement of the LPA the new areas of hard surfacing shall be provided prior to the first beneficial use of the development hereby approved and they shall be retained as approved thereafter.

Reason: to ensure there is sufficient parking on the site, to reduce surface water run-off, and to secure well designed and visually acceptable development in a prominent location on the urban fringe. Policies SP3, GP1, GP2 and GP6.

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

Biodiversity Plan, Landscaping Plan and Discharge of Condition Statement

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

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.

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

Julie Ball

Date

05/03/2026