

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
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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

69

Suffix

Property Name

Address Line 1

Wentwood Road

Address Line 2

Caerleon

Town/city

Newport

Postcode

NP18 3RW

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

Easting (x)

332269

Northing (y)

190645

Description

Applicant Details

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

First name

Mark

Surname

Tutton

Company Name

Hunter Ellis Ltd

Address

Address line 1

Southgate House

Address line 2

Southgate street

Address line 3

Town/City

Gloucestershire

Country

GB

Postcode

GL1 1UB

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)

Conversion of the existing integral garage at 69 Wentwood Road into a bedroom forming part of the existing dwelling.

The proposed operations comprise removal of the front garage door and installation of matching masonry infill and a new window; formation of an internal doorway connecting the bedroom to the existing hallway; raising and insulating the garage floor to align with the dwelling floor level; internal insulation of the external walls; and strengthening of the existing roof timbers as required to accommodate insulation and a plasterboard ceiling.

The existing side external door and side window will be retained. There will be no enlargement of the building or alteration to its footprint, overall height or external roof form. The accommodation will remain part of the existing single dwelling.

Existing vehicular access and driveway hardstanding will be retained. No new streets, external accesses, hardstandings, boundary enclosures or alterations to existing drainage arrangements are proposed.

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

69 Wentwood Road is an existing single dwellinghouse occupied as the applicant's sole or main residence, within Use Class C3. The integral garage forms part of the dwelling and serves its domestic use.

The dwelling and garage are understood to be established residential development. Historical drawings held by the applicant show the house and garage, and the accompanying measured drawings record their current arrangement.

The original planning decision notice and reference are not currently available. The historical drawings are provided as evidence of the building's history, rather than as confirmation of planning approval.

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

HEDD26002-CLD01 – Location plan.

HEDD26002-CLD02 – Site and block plan.

HEDD26002-CLD03 – Existing and proposed ground-floor plans.

HEDD26002-CLD04 – Existing and proposed front elevations.

Copy of historical drawings depicting the dwelling and integral garage, supplied by the applicant. The date and planning approval status of these drawings have not been verified.

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 proposal converts the existing integral garage into a bedroom forming part of the same single dwellinghouse. The residential use will remain within Class C3, with no separate dwelling or material change of use proposed.

The internal works comprise a new hallway doorway, floor and wall insulation, and improvements to the existing roof timbers and ceiling. These works affect only the interior of the building.

The external works comprise replacement of the garage door with masonry infill and a new ground-floor window. These alterations are considered to fall within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended for Wales. The external materials will, so far as practicable, match the appearance of the equivalent elements of the existing dwelling. There will be no enlargement or alteration to the building's footprint, overall height or external roof form.

A certificate is therefore sought under section 192 of the Town and Country Planning Act 1990. This assessment depends on the relevant permitted development rights remaining available and the proposal not conflicting with any planning condition or Article 4 direction; those matters have not yet been verified against the original planning history.

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

Mark Tutton

Date

23/09/2026