

Newport City Council

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

01633 656656
planning@newport.gov.uk
www.newport.gov.uk



Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990

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	40	Suffix	
Property Name 			
Address Line 1 Laurel Road			
Address Line 2 Bassaleg			
Town/city Newport			
Postcode NP10 8NT			

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

Easting (x) 327249	Northing (y) 187223
Description 	

Applicant Details

Name/Company

Title

First name

David

Surname

Addicott

Company Name

Address

Address line 1

40 Laurel Road

Address line 2

Bassaleg

Address line 3

Newport

Town/City

Newport

Country

GB

Postcode

NP10 8NT

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

Oliver

Surname

Lawford

Company Name

elev8architectural

Address

Address line 1

2 Marshfield Court

Address line 2

Pontllanfraith

Address line 3

Town/City

Blackwood

Country

United Kingdom

Postcode

NP12 2JP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The proposed development comprises a single-storey, flat-roof rear extension to provide an enlarged open-plan kitchen and dining area, creating a more functional living space for the applicant's family to relax and socialise.

The proposal also includes the removal of an existing temporary timber gazebo-style structure located to the side of the property, to be replaced with a two-storey side extension. The ground floor of the extension will accommodate a utility room, shower room and home office, while the first floor will provide an additional bedroom together with internal reconfiguration to create a suitable number of bedrooms to meet the needs of the applicant's family.

The proposed extension has been designed to complement the existing dwelling in terms of its scale, appearance and materials. The external finishes will closely match the existing property, with facing brickwork at ground-floor level and concrete roof tiles and hanging tiles at first-floor level. Anthracite Grey uPVC windows and doors will be installed throughout to match the existing fenestration.

In addition to providing improved living accommodation, the proposed construction will enhance the thermal performance of the dwelling through the use of modern building materials and insulation, resulting in improved energy efficiency and increased thermal resistance in line with current Building Regulations.

Has the work already been started without planning permission?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

- ☐ Yes
☒ No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building?

- ☐ Yes
☒ No

(ii) alterations or enlargement to your roof?

- ☒ Yes
☐ No

(iii) the loss of any trees or hedgerows?

- ☐ Yes
☒ No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

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

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
☐ The Agent

Title

First Name

David

Surname

Addicott

Declaration Date

06/08/2026

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☒ The Applicant
☐ The Agent

Title

First Name

David

Surname

Addicott

Declaration Date

06/08/2026

☒ Declaration made

Declaration

Declaration

I/We hereby apply for Householder planning permission 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

Oliver Lawford

Date

06/08/2026