



Llywodraeth Cymru
Welsh Government

Application for a Lawful Development Certificate for a Proposed use or development

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (Wales) Order 2012 (as amended)

If printed, please complete using BLOCK CAPITALS and BLACK ink.

1. Applicant Name and Address

Title:		First name:	Amy		
Last name:	Garland				
Company (optional):					
Unit:		House number:	13	House suffix:	
House name:					
Address 1:	Hertford Place				
Address 2:					
Address 3:					
Town:	Newport				
County:					
Country:	Wales				
Postcode:	NP19 7SN				

2. Agent Name and Address

Title:	Mr	First name:	Michael		
Last name:	Harris				
Company (optional):					
Unit:		House number:	22a	House suffix:	
House name:					
Address 1:	Fairoak Avenue				
Address 2:					
Address 3:					
Town:	Newport				
County:					
Country:	Wales				
Postcode:	NP19 8FX				

3. Site Details

Please provide the full postal address of the application site.

Unit:		House number:	13	House suffix:	
House name:					
Address 1:	Hertford Place				
Address 2:					
Address 3:					
Town:	Newport				
County:					
Postcode: (optional)	NP19 7SN				

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”.

Easting:	332753	Northing:	188912
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Description:

4. 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

5. Lawful Development Certificate – Interest In Land

Please state the applicant's interest in the land:

Owner Yes



No

☐

Lessee

Yes

☐

No

☐

Occupier Yes

☐

No

☐

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of the application	
		Yes	No
		☐	☐

If No to all the above, please give name and address of anyone you know who has an interest in the land:

Name	Address	Nature of interest in the land	Have they been informed of the application?		If they have not been informed of the application please explain why not
			Yes	No	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	

6. Authority Employee/Member

With respect to the Authority, I am:

- 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

☒

If Yes, please provide details of the name, relationship and role:

7. 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 existing building is a lawful residential dwellinghouse (Use Class C3). It has been in continuous residential use since its construction and has not been subject to any enforcement action. The loft space is part of the original roof structure of the dwellinghouse and has only been used for ancillary domestic storage. No unlawful extensions or alterations have been carried out to the roof or loft area. Therefore, the existing building and its current use are lawful, and the proposed works relate to a lawful

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

1. Existing Site Map

2. Existing Floor Plan

3. Existing Elevations

4. Proposed Floor Plan

5. Proposed Elevations

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

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, no change.

Is the proposed operation or use:

Temporary

☐

Permanent



If temporary please give details:

Please state why you consider that a Lawful Development Certificate should be granted for this proposal:

The proposed hip-to-gable roof enlargement meets all requirements of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The dwellinghouse is a lawful C3 residential property with full permitted development rights and is not subject to any Article 4 Direction. The enlargement does not exceed the height of the existing ridge, does not extend beyond any roof slope that fronts a highway, and the total cubic volume created is within the permitted development allowance for the property. No balconies, verandahs, raised platforms, or other prohibited features are included. All external materials will be similar in appearance to the existing dwellinghouse, in accordance with Class B.2. The loft forms part of the original roof structure and has not previously been enlarged, ensuring the full permitted development volume allowance remains available. For these reasons, the proposed hip-to-gable roof extension constitutes permitted development under Class B, and a Lawful Development Certificate should therefore be granted.

8. Description Of Proposal

Does the proposal consist of, or include:

a) The carrying out of building or other operations?

Yes



No

☐

If Yes to a, 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 proposal consists of the enlargement of the existing roof structure through a hip to gable conversion. The works include the removal of the existing hipped roof timbers, construction of a new full height gable wall, installation of new structural rafters to extend the main roof plane, and formation of a new gable ended roof profile matching the height of the existing ridge. External finishes, including roof tiles, barge boards and wall materials, will be similar in appearance to those on the existing dwellinghouse. No new access, hardstanding, streets, or means of enclosure are proposed. The works do not

b) Change of use of the land or building(s)?

Yes

☐

No



If Yes to b, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

If Yes to b, please describe fully the existing or the last known use, with the date this use ceased:

Has the proposal been started?

Yes

☐

No



9. Planning Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The burden or proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

The original and 3 copies of a completed and dated application form.



The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North.



The original and 3 copies of such evidence verifying the information included in the application as you can provide.



The correct fee.



10. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated

WARNING: The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have been issued as a result of such false or misleading information.

11. Applicant Contact Details

[Redacted content]

13. 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)*

Agent

☐

Applicant



Other (if different from the agent/applicant's details)

☐

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: