

Newport City Council

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

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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

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Applicant Details

Name/Company

Title

First name

Tom and Amy

Surname

Tiley and Jefferies

Company Name

Address

Address line 1

Maryland

Address line 2

Tregarn Road

Address line 3

Langstone

Town/City

Newport

Country

Postcode

NP18 2JS

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Laura

Surname

Borley

Company Name

LEB Architectural Design

Address

Address line 1

13 Langpen Drive,

Address line 2

Llanfoist

Address line 3

Town/City

Abergavenny

Country

United Kingdom

Postcode

NP7 9AX

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)

Extension to rear of bungalow 4m from existing external wall, spanning 8.7m wide. Double gable roof over, tied into existing hipped roof, finished with matching roof.

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

The extension will not exceed 4m from the external wall.
The extension will not cover more than half of the area of land around the original house - total coverage of site will go from 91% to 87% (total site area: 1225sq.m).
The extension does not exceed the highest part of the roof of the existing dwellinghouse.
The eaves height of the extension does not exceed the existing eaves and does not exceed 3 metres, nor does the overall height exceed 4metres.
The wall finish will be rendered to match existing.

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

A100 - Location Plan and Existing Block Plan
A110_Floor and Roof Plan as Existing
A120_Elevations as Existing
A200_Block Plan as Existing
A210_Floor and Roof Plan as Proposed
A220_Elevations as Proposed

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 meets the parameters for permitted development. The proposal is to the rear, stepped in on the LH-side which does not impact the footprint of the existing garage. The proposal does not overlook or is not overlooked by neighbouring properties, and benefits from ample grounds which is largely unaffected by the proposal. The proposed new footprint takes only 4% of the site which is not covered by the dwellinghouse, retaining 87%. The existing dwellinghouse is in need of modernisation throughout, and the modest extension seeks to enhance the circulation and functionality of the dwellinghouse to meet the needs of the applicants and future occupants. The design of the roof (i.e. twin gable pitched roofs) has been designed to ensure eaves and ridge heights fall within the parameters of permitted development.

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

Laura Borley

Date

12/03/2026