

Newport City Council

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

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Application for Removal or Variation of a Condition following Grant of Planning Permission

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

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

Name/Company

Title

Mr

First name

Tony

Surname

Kirton

Company Name

Address

Address line 1

The Talisman

Address line 2

Catsash Road

Address line 3

Langstone

Town/City

Newport

Country

Postcode

NP18 2LZ

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

Mr

First name

Mark

Surname

Harry

Company Name

Maison Design

Address

Address line 1

25 Caldicot Road

Address line 2

Rogiet

Address line 3

Town/City

Caldicot

Country

GB

Postcode

NP26 3SE

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

Demolish existing bungalow and build a split level bungalow with additional vehicular access

Reference number

23/0201

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

13/07/2023

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

Condition number(s)

8, 01

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

08/04/2025

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

15/05/2026

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

The development has been completed using a small number of materials that differ from those approved. The alternative materials have been selected for reasons of availability and practicality while maintaining a high quality appearance that is in keeping with the approved design and the character of the surrounding area. The immediate neighbour on the Eastern boundary at 10 Rosecroft Drive has similar materials ie black fascia and gutters together with Anthracite grey windows. The sloping ground to the West of the property was reduced due to safety reasons by the builder

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The condition should be varied to approve the external materials as constructed, in accordance with the details submitted as part of this application. Specifically, the approved materials are to be amended to reflect the revised plans and supporting documents. All other aspects of the planning permission remain unchanged

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

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

Mr

First Name

Tony

Surname

Kirton

Declaration Date

10/07/2026

☒ 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

Mr

First Name

Tony

Surname

Kirton

Declaration Date

10/07/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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 Harry

Date

14/07/2026