

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



Application for Planning Permission

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

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

Jan

Surname

Sniatecki

Company Name

Address

Address line 1

Elm Tree Caerlicken Lane

Address line 2

Langstone

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP18 2JZ

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

Mr

First name

James

Surname

Banks

Company Name

Town & Country Planning Advisors Ltd

Address

Address line 1

The Embassy

Address line 2

389 Newport Road

Address line 3

Town/City

Cardiff

Country

Wales

Postcode

CF24 1TP

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Email address

***** REDACTED *****

Site Area

What is the site area?

0.42

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes

☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Demolition of the existing dwelling and the erection of a replacement dwelling, together with associated access, parking, landscaping and associated works.

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

Residential. A single detached dwellinghouse within Use Class C3 with its garden, together with a detached garden shed and a detached garage within the residential curtilage.

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

☒ Yes

☐ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.10

hectares

Area of greenfield land proposed for new development

0.10	hectares
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Materials

Does the proposed development require any materials to be used in the build?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Existing materials and finishes: Painted render, white, over a red facing brick plinth

Proposed materials and finishes:

Welsh blue pennant sandstone, rough coursed with raked joints, grey, to the base, retaining structures and south elevation buttresses. White render to the upper walls. Western red cedar cladding, natural finish, to the inset entrance recess and the inset balconies at the east and west gables

Type:

Roof

Existing materials and finishes:

Clay tiles, brown

Proposed materials and finishes:

Natural slate, dark grey, at a 35 degree pitch

Type:

Windows

Existing materials and finishes:

uPVC, white

Proposed materials and finishes:

Powder coated aluminium, anthracite grey RAL 7016

Type:

Doors

Existing materials and finishes:

uPVC, white

Proposed materials and finishes:

Powder coated aluminium, anthracite grey RAL 7016, within a western red cedar lined entrance recess

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Mature hedgerow and tree lines to all boundaries with timber post and rail fencing in part

Proposed materials and finishes:

Existing hedgerows and tree lines retained in full and gapped up with locally native species. No new fencing or walls proposed

Type:

Vehicle access and hard standing

Existing materials and finishes:

Two asphalt drives from Caerlicken Lane

Proposed materials and finishes:

Permeable surfaced drive and parking area from the retained northern entrance. The southern entrance closed and its asphalt drive removed and returned to planting

Type:

Lighting

Existing materials and finishes:

None of note

Proposed materials and finishes:

No external lighting proposed

Type:

Other

Other (please specify):

Rainwater goods

Existing materials and finishes:

uPVC rainwater goods, black

Proposed materials and finishes:

Galvanised steel rainwater goods. Stainless steel tension wire guarding to the inset balconies

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

2610 - DAS - D - Design and Access Statement - Siemens Architecture Ltd
ElmTree - Bat Emergence Survey Report - NewWays Ecology Ltd - June 2026
PLS-187 - Topographical Survey - Precision Land Surveyors (Wales) Ltd
2610-PL01A - Cover Sheet
2610-PL02A - Location and Existing Site Plans
2610-PL03A - Proposed Site Plan
2610-PL04A - Existing House Plans and Elevations
2610-PL05A - Proposed Floor Plans
2610-PL06A - Proposed Elevations 01
2610-PL07A - Proposed Elevations 02
2610-PL08A - Proposed Sections 01
2610-PL09A - 3D Perspective - Drive Approach
2610-PL10A - 3D Perspective - Exterior South
2610-PL11A - 3D Perspective - South East Corner
2610-PL12A - 3D Perspective - North West Corner
2610-PL20A - Proposed Landscape and Tree Protection Plan

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

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of 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.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the [Welsh Ministers' Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

b) Designated sites, important habitats or other biodiversity features

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the 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.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
☐ No
☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Use of the existing foul system connected to the property.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

Refuse and recycling containers for the single dwelling are stored within the retained garage and the adjoining hard standing shown on drawing 2610-PL03A and are presented at the retained northern entrance onto Caerlicken Lane for kerbside collection under the Council's separate collection scheme.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
☐ No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☐ Yes
☒ No

Employment

Will the proposed development require the employment of any staff?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

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

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):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PS/25/0139

Date (must be pre-application submission)

16/01/2026

Details of the pre-application advice received

Pre-application advice was provided by Newport City Council under reference PS/25/0139 by letter dated 16 January 2026 in respect of an earlier scheme comprising a two storey rear extension and a new first floor to the existing bungalow. The advice did not support that scheme, finding the extension overly large and dominant rather than subordinate, the roof forms and materials unresolved, and the increase in footprint and height in a countryside location harmful to rural character. It identified the west elevation as sensitive to light spill onto the adjoining field hedgerow, recorded the Highways Officer seeking improved visibility at the access and the case officer's view that hedgerow removal to achieve it would be unlikely to find support, and confirmed that where it can be demonstrated that an increase above the 30 per cent volume figure in Policy H12 will not have a detrimental impact upon the character and appearance of the surrounding area, such development may be considered acceptable. The submitted scheme responds to the advice by proposing a replacement dwelling in place of the extension, set lower in the slope with its ridge below the existing, with no external lighting and the western boundary treated as a dark corridor, and with the southern access closed and safe manoeuvring achieved within the site without hedgerow removal.

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

Mr

First Name

James

Surname

Banks

Declaration Date

10/09/2026

☒ 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

James

Surname

Banks

Declaration Date

10/09/2026

☒ Declaration made

Declaration

Declaration

I/We hereby apply for Full 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

James Banks

Date

10/09/2026