

Newport City Council

Newport City Council
Regeneration Investment & Housing
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Application for a Lawful Development Certificate for an Existing Use or Operation or Activity,
including those in breach of a planning condition

Town and Country Planning Act 1990: Section 191 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

Name/Company

Title

First name

Fauzi

Surname

Mohamed

Company Name

Address

Address line 1

8

Address line 2

FeeringStree

Address line 3

Town/City

Newport

Country

United Kingdom

Postcode

NP19 0DU

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Reason for Lawful Development Certificate

Which category describes the existing use or operation or development for which the certificate is sought

- ☐ An existing use
- ☒ An existing operation
- ☐ An existing use, operation or activity in breach of a condition

Being a use, operation or activity in effect on the date of this application

Description of Existing Use, Operation or Activity

Please describe the existing uses, building works or activities for which you want a lawful development certificate. Where appropriate, show to which part of the land each use building works or activity relates

Applying for a lawful development certificate for one story rear extension at my terraced house at [8 Feering Street].

The extension will be with the following approximate dimensions: 1.65m wide, 2.65m long, and 2.75m high.

It will be build of blocks and complied with the regulation as I have an application with Newport City Council Building Control Department application No.(RA/2025/0252) and is attached to the rear of the original building which is the kitchen the existing extension and not part of the main building.

At the time of construction, I believed it fell under permitted development rights. However, I am now applying for a certificate to confirm the lawfulness of this extension.

To support the application, I am submitting site plans, elevation drawings, and photographs showing the extension progress.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- ☐ The use began more than 10 years before the date of this application
- ☐ The use, building works or activity in breach of condition began more than 10 years before the date of this application
- ☐ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- ☐ The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- ☐ The use as a single dwelling house began more than four years before the date of this application
- ☒ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details

The rear single story extension is being carried out under the belief that it constitutes permitted development under the Town and Country Planning (General Permitted Development) (Wales) Order 1995 (as amended), Schedule 2, Part 1, Class A. The extension does not exceed height, volume, or proximity limits and is wholly within the rear garden of a terraced dwelling.

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- ☐ Yes
- ☒ No

Please state why a Lawful Development Certificate should be granted

I am applying for a Lawful Development Certificate for a rear single story extension currently under construction at my terraced property. The proposed works are being carried out on the understanding that they fall within permitted development rights as defined under the Town and Country Planning (General Permitted Development) (Wales) Order 1995 (as amended), Schedule 2, Part 1, Class A.

The extension is single-storey, located at the rear, and does not exceed the size or height limits set by the permitted development rules for terraced properties. It does not exceed 3 min depth, 3 min height, or cover more than 50% of the garden space.

I was advised by a Building Control Inspector from Newport City Council to apply for this certificate to ensure that all works are legally compliant and properly documented.

The purpose of this application is to confirm that the development is lawful and does not require planning permission. Supporting plans and photographs have been submitted as part of this application.

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

30/09/2025

In the case of an existing use or activity in breach of conditions has there been any interruption?

- ☐ Yes
☒ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

- ☐ Yes
☒ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

- ☐ 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

Date (must be pre-application submission)

24/06/2025

Details of the pre-application advice received

Good afternoon,

The Council will only advise whether planning permission is required via a Certificate of Lawful Development application (LDC) for which a fee of £230 is payable for an existing development. You would need to provide application forms and scale drawings together with a site location plan as part of an LDC application.

For further information about this process please visit the Council's website and follow the planning links. Alternatively, you may wish to visit the Planning Portal Wales website.

I have also provided a link to the relevant legislation below:

The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

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

Declaration

I/We hereby apply for Lawful development: Existing 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

Fauzi Mohamed

Date

08/07/2025