

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

C

Surname

Jones

Company Name

Address

Address line 1

54 Ombersley Road

Address line 2

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP20 3EE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Aled

Surname

Jones

Company Name

Sustainable Studio Architects

Address

Address line 1

1 - 2 Gold Tops

Address line 2

Newport

Address line 3

Town/City

Newport

Country

United Kingdom

Postcode

NP20 4PG

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

REAR SINGLE STOREY EXTENSION FOLLOWING REFUSAL OF APPLICATION 22/0274

Reference number

23/0537

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

17/08/2023

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

Condition number(s)

1. The development shall be implemented in accordance with the following plans and documents Site Location Plan and Block Plans (27/06/2023), Existing Drawings (27/06/2023), Proposed Drawings (27/06/2023), Existing and Proposed 3D images (27/06/2023).
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Has the development already started?

☒ Yes

☐ No

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

26/08/2023

Has the development been completed?

☒ Yes

☐ No

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

06/02/2025

Condition(s) - Removal

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

Variation of proposed plans as granted in application 23/0537 on the 17/08/2023.

Following an enforcement visit by Ben Worrell of Newport Council, the applicant has been advised to submit a variation of condition application due to deviation from the approved plans (condition 1). This application has therefore been submitted in line with the guidance sent to the applicant by email on the 7th Feb 2025.

The changes between the approved plans and what has been constructed, can be summarised as:

The rear extension has increased in width by around 420mm.

The rear extension has increased in length by around 550mm.

The rear extension has increased in height by around 400mm.

The rear extension has been finished in render rather than brick.

The rear elevation of the existing house, has a taller window mounted at floor level (located on the ground floor).

A rear garage has been constructed under permitted development rights.

The extension has been made larger in width and depth to accommodate additional insulation to meet current building regulations without compromising internal dimensions. A parapet roof has been constructed inline with approved plans, however, at an increased height of around 400mm, this is partly to facilitate the additional insulation required to meet building regulations, however the roof will also now have a green roof to comply with condition 4 for biodiversity enhancements.

The extension has been finished in render rather than brickwork, however this material is evident on the rear of nearly all properties neighbouring 54 Ombersley Road.

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

Please refer to drawing 'PL-003_Proposed Drawings_Rev1'.

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

Aled

Surname

Jones

Declaration Date

19/02/2025

☒ 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

Aled

Surname

Jones

Declaration Date

19/02/2025

☒ 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

Aled Jones

Date

19/02/2025

