

Newport City Council

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

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Householder Application for Planning Permission for works or extension to a dwelling

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

24

Suffix

A

Property Name

Address Line 1

Gibbs Road

Address Line 2

Town/city

Newport

Postcode

NP19 8AT

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

Easting (x)

333553

Northing (y)

188303

Description

Applicant Details

Name/Company

Title

Mr

First name

Nathan

Surname

Baker

Company Name

Address

Address line 1

24a

Address line 2

Gibbs Road

Address line 3

Newport

Town/City

Gwent

Country

United Kingdom

Postcode

NP198AT

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The proposal seeks consent for a modest side extension on the south side, dormers on the north side and a new front porch at 24A Gibbs Road, designed to enhance the functionality, appearance, and long-term usability of the existing dwelling as a family home.

We are a family of four with two young children and are seeking to create a comfortable, practical forever home, that can adapt to our needs as our children grow. The proposed property enhancements have been carefully planned to provide improved internal accommodation and a more flexible layout, allowing us to use the home more efficiently on a day-to-day basis. The design improves internal circulation and provides additional, well-proportioned living space without resulting in overdevelopment of the plot.

The proposed front porch creates a safe and welcoming entrance to the home. In addition to enhancing the visual presence of the property from the street, the porch provides practical benefits such as improved weather protection and additional separation between the external and internal environments.

The scale, form, and appearance of the enhancements have been designed to integrate seamlessly with the existing property, respecting its proportions, architectural character, and the established residential context of Gibbs Road which is what we loved most when purchasing the property. Materials and detailing have been selected to complement the original building and surrounding homes.

Overall, the proposed works represent a thoughtful and sympathetic improvement to the property, enabling a young family to remain in the area long-term while enhancing the quality, functionality, and appearance of the home in a manner fully consistent with its surroundings.

Has the work already been started without planning permission?

- ☐ Yes
- ☒ No

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

Do the proposals require any diversions, extinguishment and/or creation of public 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.

Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

- ☐ Yes
- ☒ No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building?

☐ Yes

☒ No

(ii) alterations or enlargement to your roof?

☒ Yes

☐ No

(iii) the loss of any trees or hedgerows?

☐ Yes

☒ No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

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

First Name

Surname

Reference

Date (must be pre-application submission)

Conclusion

Subject to the ridge height of the two storey extension and the dormers being set down from that of the host property, the proposals are considered to be acceptable in design terms.

There is potential for the proposals to result in both overlooking of neighbouring windows/garden and for the two storey side extension to result in an overbearing impact. The Council would not support a scheme which is considered to result in an adverse impact to neighbouring amenity and at this stage there are likely to be concerns/objections to some openings in particular and conflict with adopted Supplementary Planning guidance on House Extensions.

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

Nathan

Surname

Baker

Declaration Date

02/01/2026

☒ 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

Nathan

Surname

Baker

Declaration Date

02/01/2026

☒ Declaration made

Declaration

I/We hereby apply for Householder 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

Nathan Baker

Date

07/04/2026

Dear Planning Team,

Following your feedback, I have reviewed the proposal and would like to outline the amendments we intend to make in order to address the concerns raised:

North Side (No. 26)

As the proposed bedroom windows are approximately 7.6m from the neighbouring boundary rather than the preferred 21m separation, we will revise the specification so that these windows are fitted with obscure glazing to prevent overlooking into the neighbour's garden.

Dormer

We understand the requirement for dormers to be set a minimum of 500mm below the ridge of the existing roof. The current design sits at approximately 300mm, so the dormer will be reduced slightly to provide the required 500mm separation and appear more recessed within the roof slope.

South Side (No. 24)

In response to concerns that the two-storey wall may appear overbearing due to the neighbouring property sitting at a lower level, the extension will be set back 1 metre from the front wall of the existing house (instead of the current 0.5m setback) to help reduce its visual impact.

Parking

As the proposal increases the property from three bedrooms to four bedrooms, we will amend the site plan to clearly show three dedicated off-street parking spaces on the driveway in accordance with parking requirements.

Please let me know if you would like to discuss these changes further or if any additional information would be helpful.

Kind regards,