

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 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

Bradley

Surname

Norman

Company Name

Address

Address line 1

114 Cae Perllan Road

Address line 2

Address line 3

Town/City

Newport

Country

United Kingdom

Postcode

NP20 3FT

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

1. Introduction

Proposed demolition of an existing detached garage and the construction of a single-storey rear and side extension to a semi-detached residential dwelling. The proposed works are designed to improve the functionality and layout of the home, while remaining in keeping with the character of the existing property and surrounding area.

2. Existing Site Conditions

The site includes a Semi detached house, rear garden, a detached garage located to the side of the house, and benefits from a private drive that provides side access. The existing detached garage is sited along this drive and will be removed as part of the proposed works to make way for the side extension.

3. Proposed Development

The application seeks approval for the following:

Demolition of Existing Detached Garage:

The existing detached garage will be removed to accommodate the footprint of the proposed side extension. Side access to the rear garden via the private drive will be retained as part of the final layout.

Rear Extension:

A single-storey rear extension is proposed, projecting 5.3 metres from the original rear wall (5 metres plus an allowance for roof and gutter overhang). It will extend 2.3 metres beyond the furthest rear projection and span a total width of 7.6 metres, incorporating the side return.

Side Extension:

The side extension will measure 1.3 metres in width and extend 4.2 metres in length. It will be set back from the front elevation in accordance with planning policy and design guidance.

Internal Layout:

The internal space created will include a modern open-plan kitchen and dining area, a home office, utility room, and a downstairs WC, significantly improving the ground floor arrangement and functionality.

Roof Construction:

A flat roof is proposed with white soffits and black guttering to match the existing property. A central roof lantern will be installed to allow natural light into the main living area.

Fenestration and Access:

The rear elevation will include bifolding doors in the centre, flanked by two opening windows. The side elevation will contain one opening window and a side door. The existing private side access will be maintained.

Construction Method and Materials:

The structure will be built using concrete block cavity walls with modern insulation. The external face will be finished in brick to match the existing house. The extension will be supported by strip foundations, compliant with structural and building control requirements.

4. Design and Impact

The proposed extension is sympathetic to the character, scale, and form of the existing dwelling. Close Matching materials will ensure that the extension blends seamlessly with the existing property. The layout and access have been carefully considered to maintain privacy, visual cohesion, and usability of the plot.

Both immediately adjoining neighbours have been consulted personally, provided with drawings, and have expressed support for the proposed development.

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

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

Bradley

Surname

Norman

Declaration Date

21/03/2025

☒ 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

Bradley

Surname

Norman

Declaration Date

21/03/2025

☒ 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

Bradley Norman

Date

28/03/2025