

Head of Planning
Planning Department
Newport City Council
Civic Centre Godfrey Road
Newport
NP20 4UR
(By email only)

My Reference: AJ/SB/LDC/002
10th February 2026

Dear Sir/Madam,

CAE PANDY COTTAGE, WATERY LANE, LANGSTONE, NEWPORT

**APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE RELATING TO
AN EXISTING USE OF BUILDING (RESIDENTIAL).**

Please find enclosed with this planning supporting letter an application for a Lawful Development Certificate of Existing Use relating to the above site.

The application submission is supported by the following documents: -

1. Planning Application Form.
2. Site Location Plan.
3. Planning Drawings; and
4. Statutory Declarations confirming that for well in excess of a 10-year period, the subject building at Cae Pandy Cottage has been in residential use. The declarations are supported by a site plan and associated correspondence from the applicant and independent witnesses, including an immediate neighbour.

A review of the supporting information enclosed with the application is set out below, including my own observations having visited Cae Pandy Cottage during April 2024 and September 2025.

Facts

The subject building, referred to as '*Former agricultural shed, to rear of and adjoining Cae Pandy Cottage*' is situated adjacent to and adjoining Cae Pandy Cottage, as identified on the Site Plan Extract below. The application site is located at the south end of Watery Lane in the Langstone area of Newport.

Historically, as verified in the attached Statutory Declarations, the applicant advises that the Cae Pandy Cottage (the original mill building) was formerly part of the Old Mill, Llandevaud; the cottage as separated from the land holding with the Old Mill, in the year 2000. As shown on the photographs below, the home and adjoining subject building are served by independent access and parking areas and a private garden area.

AJ Planning and Development is the trading name of
AJ Planning and Development Limited. Reg. No. 10318286

Ownership History: Cae Pandy Cottage

The history of the subject building is summarised by the applicant as follows:

- In 1953 purchased by Mr and Mrs Cliff Williams the parents of Mr B J Roberts
- 1984 Mr B J Roberts purchased the property from his parents
- 1984 was the last time the property was used for farming. Originally, the Mill building (now Cae Pandy Cottage) and the adjoining outbuilding, formed part of the Old Mill.
- The original use of the subject building was a hay store barn; as utilised by Mr C Williams during the period 1953 to 1984.
- Since 1984 to date, the outbuilding has consistently been used as a garage and store for domestic items (see below) including garden equipment, both when it formed part of the Old Mill, and after it became part of Cae Pandy Cottage.
- Mr Roberts sadly passed away during 2018 and Mrs Roberts continued to use the building for domestic use; the applicant Mr Bushell having moved into the property with his aunt in 2019 also using the building for domestic use.

Therefore, it is established that since 1984 the former agricultural hay store building has been and continues to be within residential use in serving the requirements of the dwelling house to which it adjoins. It is further observed that the building is served by an electricity supply from the cottage where the supply and meter are situated; with a water tap in the barn also supplied from the cottage.

Photographic Record

A series of aerial views are provided below for context and show recent and aerial photographs dating to 2024 and 2004 showing the presence of the former agricultural hay store building attached to Cae Pandy Cottage.

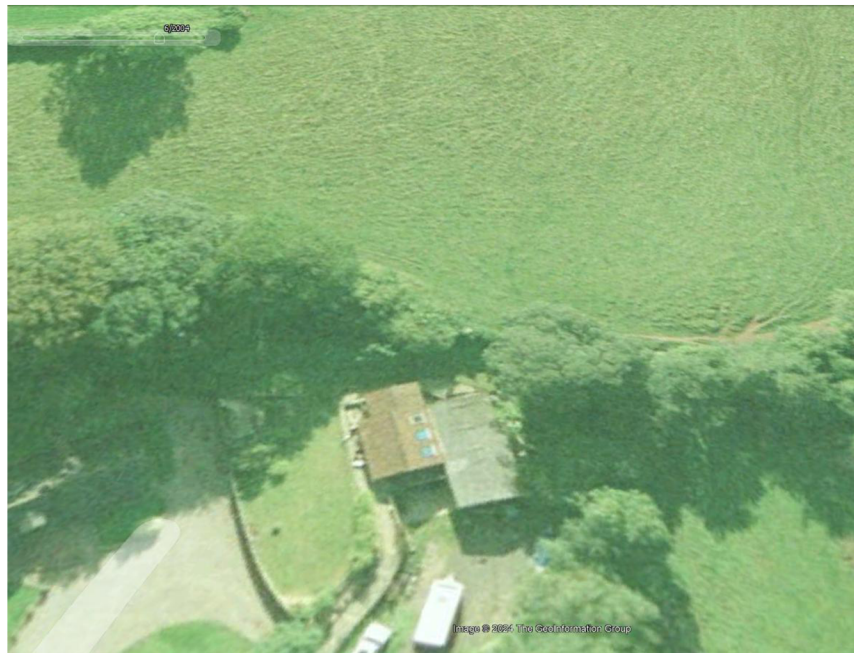
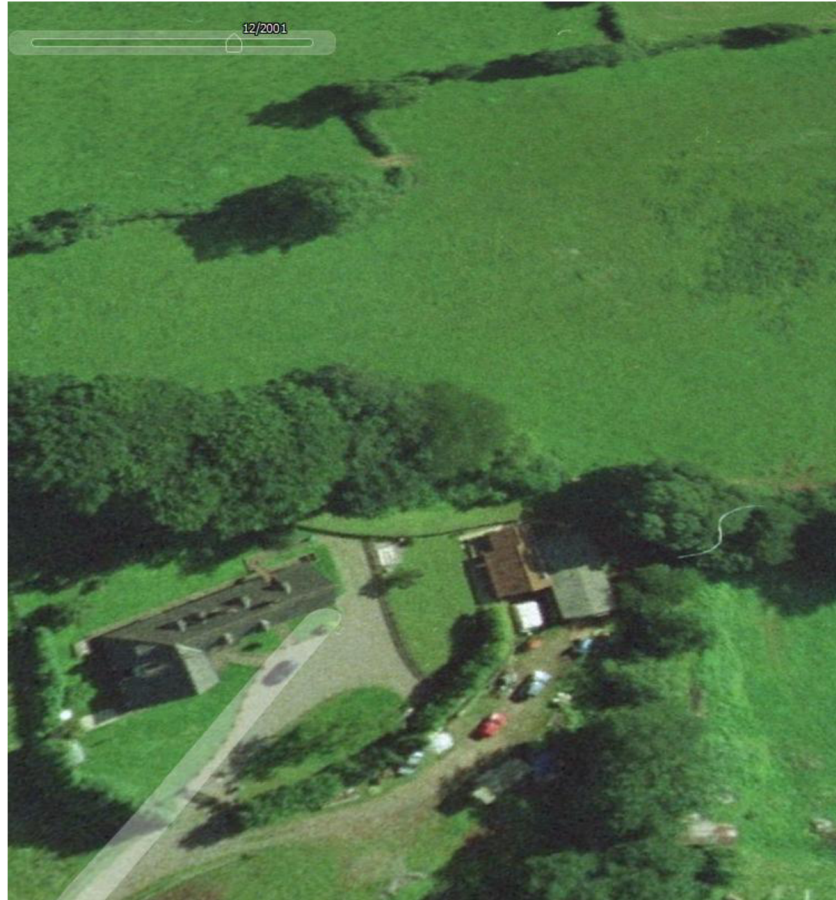
Aerial Views: Cae Pandy Cottage



AJ Planning and Development Ltd

Office 3, 11 Park Square, Newport, NP20 4EL
E-Mail: andrew@ajplanninggroup.co.uk

Google
Aerial
Views
(2001
and
2004)



AJ Planning and Development is the trading name of
AJ Planning and Development Limited. Reg. No. 10318286

The photographs that are provided below show internal views of the subject building, confirming its current residential use within ground and upper floor level. The building is accessed via main doors, side single door with the upper floor level accessed via a single door and via a walkway. As shown on the photographs, taken by a representative of AJ Planning in September 2025, the subject building is evidently in residential use with associated utility connections. The building has ready and convenient access to Cae Pandy Cottage to which it serves. I can further confirm that the same representative visited in April 2024 and the building was in residential use at this time, consistent with the current use.

**Photographs of the subject building (April 2024 (external views)
and September 2025 (internal views))**

Front
elevation

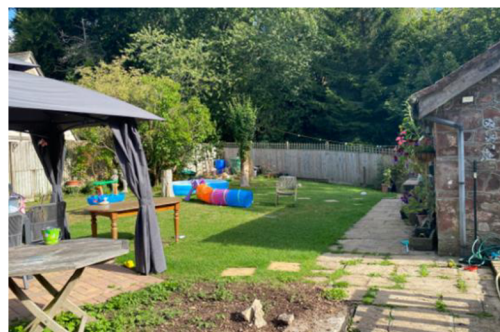


Side
elevation
with first
floor
entrance





Garden
and
driveway
(September
2025)



Internal
View of
Subject
Building -
Ground
Floor



AJ Planning and Development Ltd

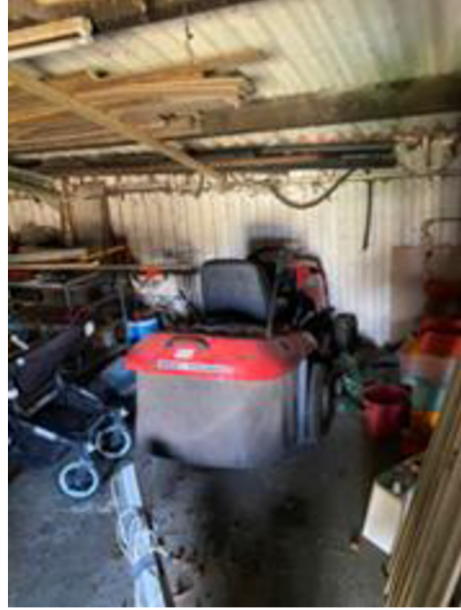
Office 3, 11 Park Square, Newport, NP20 4EL
E-Mail: andrew@ajplanninggroup.co.uk



Upper
Floor



AJ Planning and Development is the trading name of
AJ Planning and Development Limited. Reg. No. 10318286



Therefore, AJ Planning confirm with reference to two separate site visits, during April 2024 and September 2025, and evidenced by the above photographs, that the current use is residential with the following items observed within the subject building:

- Wheelchair, prams, walking aids and a stair lift.
- Lamps and electrical items.
- Storage boxes with a mix of domestic items, books, toys, DVDs and private papers/folders.
- Tins of paint and wood treatment products, paint brushes and other decorating products.
- Garden and domestic tools (various) including lawnmower, sit on lawn mower, ladders, hammers, saws, drills, screwdrivers, strimmer, toolboxes; there are also several work benches.
- Garden furniture.
- Guinea pig hutch and run with the applicants' children's guinea pigs living indoors.
- Antique vehicles – tractor and car stored.
- Other items: Cot bed, doors, decking boards, clothing, ornaments and wall art, cleaning products, alcohol, garden items/ pet food and bedding etcetera.

Further to the above, drawing on the witnessed statements of the applicants, the facts set out are that the “*Former agricultural hay store building, adjoining Cae Pandy Cottage*” has since 1984 to date, has consistently been used as a garage and store for domestic items, both when it formed part of the Old Mill, and after it became part of Cae Pandy Cottage.

Statutory Framework

The application for a Lawful Development Certificate for an Existing Use is presented under the 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.

Under the Town and Country Planning Act, an application for a Certificate of Lawfulness of Existing Use (or development) can be made under Section 191 of the TCPA (as substituted by the Planning and Compensation Act), which informs that:

“Certificate of lawfulness of existing use or development.

(1) If any person wishes to ascertain whether—

(a) any existing use of buildings or other land is lawful;

(b) any operations which have been carried out in, on, over or under land are lawful; or

(c) any other matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful, he may make an application for the purpose to the local planning authority specifying the land and describing the use, operations or other matter.

(2) For the purposes of this Act uses and operations are lawful at any time if—

AJ Planning and Development Ltd

Office 3, 11 Park Square, Newport, NP20 4EL
E-Mail: andrew@ajplanninggroup.co.uk

(a)no enforcement action may then be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for any other reason); and

(b)they do not constitute a contravention of any of the requirements of any enforcement notice then in force.

(3)For the purposes of this Act any matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful at any time if—

(a)the time for taking enforcement action in respect of the failure has then expired; and

(b)it does not constitute a contravention of any of the requirements of any enforcement notice or breach of condition notice then in force.

(4)If, on an application under this section, the local planning authority are provided with information satisfying them of the lawfulness at the time of the application of the use, operations or other matter described in the application, or that description as modified by the local planning authority or a description substituted by them, they shall issue a certificate to that effect; and in any other case they shall refuse the application.”

As per the attached application form, the Certificate which is sought under the application submission relates to an existing residential use of the unit in association with Cae Pandy Cottage. The building attached to the dwelling and accessed from ground floor and walkway to upper level.

The residential use of the building, with reference to the attached declarations and supporting information, evidently began well in excess of 10 years before this application and has remained in this continuous use to date.

Conclusion

Therefore, in conclusion, no further planning permission is required, and the Council is under a statutory duty to issue an LDC in the terms sought, having established that the former agricultural hay store at Cae Pandy Cottage, Watery Lane in Langstone has been in continuous residential use for a period far exceeding 10 years and to date.

We look forward to receiving the application registration letter in due course. In the meantime, should you have any queries then please do not hesitate to contact us.

Yours Sincerely



Andrew Ayles
Director

Enc

C.c Client

AJ Planning and Development is the trading name of
AJ Planning and Development Limited. Reg. No. 10318286