

Newport City Council

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

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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990: Section 192, 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

Garthside

Address Line 1

Old Roman Road

Address Line 2

Langstone

Town/city

Newport

Postcode

NP18 1JQ

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

Easting (x)

337799

Northing (y)

190804

Description

Applicant Details

Applicant Details

Name/Company

Title

MR & MRS

First name

R

Surname

WILKINS

Company Name

Address

Address line 1

Garthside Old Roman Road

Address line 2

Langstone

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP18 1JQ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Simon

Surname

Tweedy

Company Name

GSH Architects Ltd

Address

Address line 1

3 HOLLOW ROAD

Address line 2

ALMONDSBURY

Address line 3

Town/City

Country

United Kingdom

Postcode

BS32 4DP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

NEW REAR DORMER AND FRONT ENTRANCE PORCH TOGETHER WITH ELEVATIONAL ALTERNATIONS TO EXISTING PROPERTY

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing property has always been used as a residential residential property Use Class C3 (a search of the Newport City Council's website however did not produce any application reference numbers of the original dwelling or any previous applications)

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Drawings 25-0483-001, 002, 003, 010, 011A, 012A

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C3 - Dwellinghouses (main residences)

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C3 - Dwellinghouses (main residences)

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposals comply with the requirements of the Town and Country Planning (General Permitted Development) Order 1995 and Welsh Government Technical Guidance - Permitted Development for Householders. The Rear Dormer Extension complies with Sections B.1 (a), (b), (c), (d), (e), (f), (g) and B.2(a), (b),. The front porch complies with Section D.1 (a), (b), (c).
There is no Change of Use proposed, the internal works do not require prior approval, and the proposed elevational changes do not create a material change in the appearance of the property

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

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed 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

Simon Coles

Date

04/09/2025