

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
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	12	Suffix	
Property Name 			
Address Line 1 Augustan Drive			
Address Line 2 Caerleon			
Town/city Newport			
Postcode NP18 3DB			

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

Easting (x) 332898	Northing (y) 191129
Description 	

Applicant Details

Name/Company

Title

Mrs

First name

Victoria

Surname

Suller

Company Name

Address

Address line 1

12

Address line 2

Augustan Drive

Address line 3

Caerleon

Town/City

Newport

Country

GB

Postcode

NP18 3DB

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

As described in the pre planning application (PS/26/0051) - a wooden decking that replaces/covers an existing concrete patio and steps to the front of the property. This drops to ground level and sits above the ground. The decking at places sits on the steps and drops to follow the elevation underneath.

The wording below has been taken from the pre application application & response.

The decking would extend from the dwelling for a depth of 1.84m at a height of 0.27m before a set of steps leads down to the remainder of the decking that extends for a further depth of 1.4m at a maximum height of 290mm. The decking would extend across the front of the dwellinghouse, measuring 8.45m in width with a maximum depth (inclusive of steps) of 4.13m. Horizontal Timber Battened fencing has been erected around the front and both sides of the deck area at a maximum height of 890mm, lower closest to the house. Across the front of the deck, planting is proposed to soften views of the fencing.

The proposed decking/fencing would be set further back from the highway and reduced in height, so that the dwelling remains visible from the highway and the semi-open frontage character of Augustan Drive would be maintained. The reduction in the overall massing is welcomed and would allow the development to appear less visually obtrusive when viewed from the highway. The House Extensions and Domestic Outbuildings SPG advises that 'A raised amenity space that substantially reduces natural light, perceived space or privacy in neighbouring habitable rooms or back gardens will not be acceptable.' It is acknowledged that significant intervisibility exists between the front gardens and openings of dwellings each side of Augustan Drive. This provides a high level of communal overlooking between both residents and users of the highway. The development would improve the useability of some of the front garden for current occupants, by creating a levelled surface. However, the decked area is set on two levels that step down with the falling land underneath. Consequently, the extent to which it is elevated above this ground level is minimal. The decking's lower floor level and front building line is also similar to No. 10's adjacent front patio. Furthermore, a suitable angle of view has been retained to minimise views from the decking into No. 10's nearest front window and a 1.75m set in has been introduced. Having regard to current levels of intervisibility of occupants and highway users along the frontage, the development is not likely to be significantly harmful to the living conditions of neighbouring occupants.

The structure will be hidden by Bamboo, Cornus Alba & Red Robin shrubs these will also enhance & support bio diversity. The lower part of the remaining lawned area is to be left as a wild flower area, protecting and enhancing ecological networks and features of importance for biodiversity. Our contractor will advise more once on site.

Has the work already been started without planning permission?

- ☒ Yes
- ☐ No

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

01/11/2024

Has the work already been completed without planning permission?

- ☒ Yes
- ☐ No

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

10/11/2024

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRELET/ PS/26/0051

Date (must be pre-application submission)

15/06/2026

Details of the pre-application advice received

The planning officer advised that as we have scaled back the size of the proposal and height of the fencing, along with careful planting, to go ahead with the application. I've copied some of his comments below.

"The scale of the decking has been reduced and a set in has been introduced from the shared boundary. The reduced scale and set in provides more visual porosity and reduces the 'fortress' appearance which was identified by the appointed planning inspector in the previous application. The proposed decking/fencing would be set further back from the highway and reduced in height, so that the dwelling remains visible from the highway and the semi-open frontage character of Augustan Drive would be maintained. The reduction in the overall massing is welcomed and would allow the development to appear less visually obtrusive when viewed from the highway."

"It is acknowledged that significant intervisibility exists between the front gardens and openings of dwellings each side of Augustan Drive. This provides a high level of communal overlooking between both residents and users of the highway. The development would improve the useability of some of the front garden for current occupants, by creating a levelled surface. However, the decked area is set on two levels that step down with the falling land underneath. Consequently, the extent to which it is elevated above this ground level is minimal. The decking's lower floor level and front building line is also similar to No. 10's adjacent front patio. Furthermore, a suitable angle of view has been retained to minimise views from the decking into No. 10's nearest front window and a 1.75m set in has been introduced. Having regard to current levels of intervisibility of occupants and highway users along the frontage, the development is not likely to be significantly harmful to the living conditions of neighbouring occupants"

Landscaping

"The Council's Landscape Officer has advised that a soft landscaping plan/schedule would be required at full application stage. The plan/schedule must include the type, species, size, specification, position, spacing/density and details of any accessories. It is advised that a suitably qualified landscape specialist/professional is appointed to satisfy the above."

Conclusion

The revised scheme represents an improvement over the previously refused development and would likely be considered acceptable subject to conditions should a full application be forthcoming. The applicant is advised that any full application should be accompanied by a landscaping scheme and biodiversity enhancement scheme.

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

If No, can you give appropriate notice to ALL the other owners?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

12

Suffix:

Address line 1:

Augustan Drive

Address Line 2:

Town/City:

Newport

Postcode:

NP18 3DB

Date notice served (DD/MM/YYYY):

15/06/2026

Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mrs

First Name

Victoria

Surname

Suller

Declaration Date

16/08/2026

☒ 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

Mrs

First Name

Victoria

Surname

Suller

Declaration Date

16/08/2026

☒ 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

Victoria Suller

Date

16/08/2026