

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

Mr

First name

Nicholas

Surname

Suller

Company Name

Address

Address line 1

12

Address line 2

Augustan Drive

Address line 3

Caerleon

Town/City

Newport

Country

Postcode

NP18 3DB

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

Wooden decking and fence for privacy, this enables us for the 1st time in 15 years to use the garden which was uneven and unusable due to mobility issues. The original 1960s patio was dangerous, with broken lifted concrete, the uneven ground in front of the patio was at an incline and of little use. Because of the incline and uneven ground, we paid for a gardener to cut the grass, we no longer need to, as it's reduced the grass area and has given us a maintenance free usable space.
The decking enables us, especially my husband to walk safely and straight out of the patio doors without the need to use the old brick steps. His mobility issues from work injuries during his career as a firefighter, the subsequent back operations, which the last resulted in a disk removed with bolts and rods fusing his spine. The decking means we can future proof our living in the house for decades to come.
The plan for the fence, was due to privacy. Which we now have. The pavement next to our boundary wall meant that people could and did look up and straight into our living space, we no longer use the blinds throughout the day. An unexpected and welcoming result of the decking has been an improvement of my mental health which had been badly affected from a previous job, we now have a private area to sit and relax; we no longer feel exposed and I feel safe.
The planned ramp to the side of the house, gives us easier access to the side door.
The design also ensures that we do not take light away from our neighbours; for our closest neighbour, we can not see in their living room window We designed the decking and fencing so that they can look out of their window and the end of our fence, which is in line with their fence and patio, will be at more than a 45 degree angle.
When planning the work, we spoke to both neighbours to the side of us, and the 2 houses we over look. There were no objections, No10 were incredibly enthusiastic and encouraged us to come out in line with their fence and patio. For the 2 houses opposite, we no longer look into their bedrooms, kitchen and bathrooms.
Due to the nature of our plot, we don't view this part of the garden as the front of the house, as the original main door is to the side of the house, our primary access point is off Augustan Way as our drive and garage is on this side of the house, this is the reason we thought the decking came under permitted development, we also kept the decking at no more than 1m above the ground.
To soften the look of the fence, we've planted Acers and other foliage at its base. Within the next 12 months we expect these to grow to the point that the fence should be at least 90% hidden from the street, this also offsets our carbon footprint & attracts more wildlife, these are already attracting birds and insects, we've also added bird feeders, creating a welcoming biodiversity aspect to the plan.
Thank you for your time, Vicky.

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)

15/11/2024

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

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

Nicholas

Surname

Suller

Declaration Date

02/08/2025

☒ 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

Nicholas

Surname

Suller

Declaration Date

02/08/2025

☒ 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

Nicholas Suller

Date

02/08/2025