

Newport City Council

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

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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

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	23	Suffix	
Property Name 			
Address Line 1 Delphinium Road			
Address Line 2 Rogerstone			
Town/city Newport			
Postcode NP10 9JF			

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

Easting (x) 325731	Northing (y) 189402
Description 	

Applicant Details

Name/Company

Title

Mrs

First name

Sally

Surname

Sullivan

Company Name

Address

Address line 1

23 Delphinium Road

Address line 2

Rogerstone

Address line 3

Town/City

Newport

Country

GB

Postcode

NP109JF

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 the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing conservatory and replacement with a single storey extension, including bifold doors and velux windows

Reference number

25/0394

Date of decision (date must be pre-application submission)

14/08/2025

Please state the condition number(s) to which this application relates

Condition number(s)

1. The development shall be implemented in accordance with the following plans and documents: 2501-MRT-00-ZZ-DR-A-020002_S7_P01 - Proposed_Extension_Drawings_GA, 2501-MRT-00-ZZ-DR-A-020001_S7_P01 - Proposed_Demolition_Drawings_GA, 2501-MRT-00-00-DR-A-010001_S7 - Existing_and_Proposed_Ground_Floor_Plans_GA(1), Site Location Plan
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

2. Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development. Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015)

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Installation of RSPB approved bird (Woodstone Swift Nest) and bat (Vivara Pro Woodstone) boxes on elevation of property no later than 6-months after building development, and permanent maintenance of pre-existing trees shrubs, hedges and lawn.

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

25/0394

Date (must be pre-application submission)

22/08/2025

Details of the pre-application advice received

Guidance in terms of biodiversity enhancement scheme

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Sally Sullivan

Date

29/08/2026