

Newport City Council

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

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Application for Removal or Variation of a Condition following Grant of Planning Permission

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

Suffix

Property Name

Land Adjacent To South And East Of 136

Address Line 1

Trinity View

Address Line 2

Caerleon

Town/city

Newport

Postcode

NP18 3SW

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

Easting (x)

332378

Northing (y)

190905

Description

Applicant Details

Name/Company

Title

Mr.

First name

Gary

Surname

McDonald

Company Name

Priory Construction Ltd.

Address

Address line 1

13 Priory Close

Address line 2

Caerleon

Address line 3

Town/City

Newport

Country

United Kingdom

Postcode

NP18 3SY

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

David

Surname

Young

Company Name

Building Design Services

Address

Address line 1

24 Cambria Close Caerleon

Address line 2

Address line 3

Town/City

Newport

Country

United Kingdom

Postcode

NP18 1LF

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

S73 Application to Vary Condition 01 (approved plans) of planning permission 16/0181 (for variation of Condition 01 (approved plan & document list), 02 implementation of reptile mitigation strategy), 03 (reptile mitigation strategy) and 18(site clearance)) of planning permission 15/0344 for a residential development comprising 4 No. detached houses and ancillary work. Proposed revisions in relation to Plot 4 only.... with the retrospective planning to raise the roof above the garage, to provide a Play Room within the Attic Space, this will include two additional Opaque Windows to the left elevational view.

Also opaque windows has been added to Bedroom 2 and the Bathroom, with alterations to the fenestration of the right elevational view. Amendments include changes to the general layout, a raised garage roof and additional windows to the Play Room, Bedroom 2 and the Bathroom.

Reference number

16/0181

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

20/04/2016

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

Condition number(s)

Condition One.

Has the development already started?

☒ Yes

☐ No

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

03/07/2023

Has the development been completed?

☒ Yes

☐ No

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

23/04/2025

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

It is requested that existing Condition 1 is changed to provide a Play Area within the Attic Space above the garage with two windows to provide natural light to the Amenity Area.

Also, it is proposed to add a window to Bedroom 2 and the Bathroom for ventilation to these spaces. .

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Variation of Condition 01 (approved plans) of planning permission 16/0181 (for variation of Condition 01 (approved plan & document list), 02 implementation of reptile mitigation strategy), 03 (reptile mitigation strategy) and 18(site clearance)) of planning permission 15/0344 for a residential development comprising 4 No. detached houses and ancillary work. Proposed revisions in relation to Plot 4 only, to raise the roof over the garage to provide a Playroom with windows and additional windows added to Bedroom 2 and the Bathroom, which alters the fenestration of the Left and Right Elevational Views, as detailed on Drg. Ref. 4.15 and 4.16.

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

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

David

Surname

Young

Declaration Date

23/04/2025

☒ 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

David

Surname

Young

Declaration Date

23/04/2025

☒ Declaration made

Declaration

To submit your building control application you must agree to the below declaration.

I/We hereby apply for Removal/Variation of a condition 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.

Removal/Variation of a condition: Removal#Variation of a condition I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to Newport City Council
- 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

David Young

Date

23/04/2025