

# Newport City Council

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

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www.newport.gov.uk



## 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

11

Suffix

Property Name

Address Line 1

North Africa Close

Address Line 2

Town/city

Newport

Postcode

NP19 4DW

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

Easting (x)

335312

Northing (y)

187116

Description

### Applicant Details

## Applicant Details

### Name/Company

Title

Mr

First name

Ken

Surname

Nana

Company Name

### Address

Address line 1

11 North Africa Close

Address line 2

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP19 4DW

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Lawrence

Surname

Beetlestone

Company Name

Tailored Garden Rooms

Address

Address line 1

Tailored Garden Rooms HQ

Address line 2

Address line 3

Town/City

Birmingham

Country

Postcode

B65 0PY

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)

Proposed construction of a single-storey detached garden room within the rear garden of the dwellinghouse. The building will be used for purposes incidental to the enjoyment of the dwellinghouse, such as a home office or hobby room. The structure will be located within the residential curtilage, not forward of the principal elevation, and will not exceed 2.5 metres in height from natural ground level. All works will be undertaken in accordance with relevant building regulations and good construction practice.

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

Not applicable: The existing use of the land is as a residential garden forming part of the lawful curtilage of the dwellinghouse at 11 North Africa Close.

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

Site Location Plan (1:1250)  
Existing Site Plan (1:200)  
Proposed Site Plan (1:200)  
Proposed Floor Plan (1:50)  
Proposed Elevations (1:50)

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 proposal complies fully with Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The garden room is within the rear curtilage, under 2.5m high, used for incidental domestic purposes, and not forward of the principal elevation. It meets all criteria for permitted development and should therefore be considered lawful.

## 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

Chad Barrett

Date

29/10/2025