

Newport City Council

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

01633 656656
planning@newport.gov.uk
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

2

Suffix

Property Name

Address Line 1

Ridgeway Hill

Address Line 2

Town/city

Newport

Postcode

NP20 5DG

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

Easting (x)

329600

Northing (y)

188051

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

George

Company Name

Address

Address line 1

2 Ridgeway Hill

Address line 2

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP20 5DG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Luke

Surname

Brennan

Company Name

Brennan Architectural Design

Address

Address line 1

1 Coed Duffryn

Address line 2

Address line 3

Town/City

Aberdare

Country

Postcode

CF44 0DB

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)

As detailed on drawing 2025-001-Ridge

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

The existing use of the land (2 Ridgeway Hill) has been carried out continuously for more than [4/10] years without interruption or enforcement action by the local authority. Accordingly, the use is now lawful under Section 191 of the Town and Country Planning Act 1990.

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

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 involves the construction of a single-storey rear extension to the existing dwelling. The works comply with the limitations and conditions set out under Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales).

The proposal is lawful because:

The extension is located wholly to the rear of the original dwellinghouse.

The proposed extension does not exceed 4 metres in depth from the original rear wall, therefore remaining within the Welsh permitted development thresholds.

The maximum height of the extension does not exceed 4 metres, and the eaves height does not exceed 3 metres where it is within 2 metres of a boundary, meeting the height restrictions set out under Class A.

The extension will not result in more than 50% of the garden/curtilage being covered by outbuildings or extensions.

The property is not located in a designated area where permitted development rights are restricted, and the dwelling retains its permitted development rights.

The proposal does not include any elements excluded under Class A, such as verandas, balconies, raised platforms, or chimneys/flues beyond permitted limits.

As the proposed extension meets all the relevant criteria and limitations of Class A (Wales), the development constitutes permitted development and therefore does not require planning permission. For these reasons, a Lawful Development Certificate (Proposed) should be granted.

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

Luke Brennan

Date

12/12/2025