

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

White Gates

Address Line 1

Outfall Lane

Address Line 2

St Brides Wentlooge

Town/city

Newport

Postcode

NP10 8SS

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

Easting (x)

328887

Northing (y)

181658

Description

Applicant Details

Name/Company

Title

Mr

First name

Nathan

Surname

Howells

Company Name

Address

Address line 1

White Gates Outfall Lane

Address line 2

St Brides Wentlooge

Address line 3

Newport

Town/City

Newport

Country

United Kingdom

Postcode

NP10 8SS

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

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 AND REMOVAL OF EXISTING DWELLING AND CONSTRUCTION OF NEW DWELLING (RE-SUBMISSION FOLLOWING REFUSAL OF 22/1223)

Reference number

23/0379

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

06/12/2023

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

Condition number(s)

General condition 09

Has the development already started?

- ☒ Yes
- ☐ No

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

30/04/2024

Has the development been completed?

- ☐ Yes
- ☒ No

Condition(s) - Removal

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

Condition 09 General Permitted Development removal

The dwelling is not situated in a conservation area, National Park, Listed building or in any of the extreme circumstances which PDR can sometimes be removed.

This is a new dwelling but should not mean we cannot enjoy the same rights as other neighbouring properties.

We feel it is extremely unfair and unreasonable to remove the PDR as they are a standard nationwide right everyone is entitled to.

The PDR Classes within themselves are designed to limit/stop overdevelopment and any development to the front elevation of the dwelling/plot plus respects neighbours amenities. The guidance of the classes set out will in itself protect the Green Belt environment

In particular Class E removes all enjoyment which can be had within the rear garden which has been approved as a domestic garden - Planning application Reference 99/0341

All neighboring dwellings have enjoyment of their gardens (which are not classed as domestic gardens) through the use of PDR and feel it is unfair that given all plots are roughly the same. The approved landscape scheme has already greatly improved on the landscape, biodiversity and openness for the environment but we have no use of the rear garden with Class E removed which we feel is unjustified.

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

Revision to Condition 09 - Removal of Class E

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

Nathan

Surname

Howells

Declaration Date

08/04/2025

☒ 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

Nathan

Surname

Howells

Declaration Date

08/04/2025

☒ 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

Nathan Howells

Date

14/04/2025