

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

6

Suffix

Property Name

Address Line 1

Brynhyfryd Avenue

Address Line 2

Town/city

Newport

Postcode

NP20 4FY

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

Easting (x)

330540

Northing (y)

187629

Description

Applicant Details

Applicant Details

Name/Company

Title

Mrs

First name

Damita

Surname

Stathakis

Company Name

Address

Address line 1

6 Brynhyfryd Avenue

Address line 2

Address line 3

Town/City

Newport

Country

United Kingdom

Postcode

NP20 4FY

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

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)

The proposal is the construction of a single-story detached garden office room and shed located in the rear garden of the property. The structure measures 6.1m in width by 3.5m in depth, with a maximum external height of 2.5m from the highest adjacent natural ground level. The building will be sited with a 50cm setback from the rear and side boundaries to allow for maintenance and air circulation.

The structure will be constructed substantially of non-combustible materials to comply with fire safety standards due to its proximity to the boundary. It is intended for ancillary use only and will not be used as a separate self-contained dwelling.

The total footprint of the building is 21.35m², which ensures that the total area of ground covered by outbuildings remains less than 50% of the total area of the curtilage, well within the required threshold relative to the house.

1. Access and Layout

Access: No new vehicular or pedestrian access to the public highway is proposed. Access to the garden room will be via the existing internal residential garden path.

New Streets: Not applicable; no new streets or private ways are being laid out.

2. Hard-Standings and Enclosures

Hard-Standings: The structure will be situated on a screw pile system. A small perimeter of permeable paving will be installed around the base to prevent soil splashback.

Means of Enclosure: Existing boundary walls will remain unaltered. No new fencing or walls are proposed as part of this application.

3. Drainage and Utilities

Foul Drainage: A new underground foul water pipe will be installed to service the internal WC. This will be laid to a fall and connected to the existing private gravity-fed foul sewer serving the main dwelling.

Surface Water: Rainwater will be collected via a guttering system and directed to a local soakaway.

Utilities: Electrical power and data cabling will be extended from the main dwelling via underground armoured cabling. The water supply will be provided via insulated blue MDPE piping laid at a suitable depth to prevent freezing. All utility lines will follow the same trenching route as the foul drainage where possible, maintaining required safety separations.

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 land is part of the established domestic curtilage of a lawful Class C3 single-family dwelling and has been in continuous residential use for over 10 years. All existing structures on the site were either part of the original planning consent or were constructed under Permitted Development rights. The proposed garden room is a minor improvement incidental to the enjoyment of the main house and maintains the lawful residential status of the land.

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

Plans and diagrams are included in uploads.

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 meets all criteria under Schedule 2, Part 1, Class E of the GPDO, as it is a single-story outbuilding under 2.5m in height located within the rear curtilage. Its use is strictly ancillary to the main dwelling, and the total area of all outbuildings remains well below the 50% limit of the total garden area. As the structure is not a separate dwelling and sits within the property's lawful residential boundaries, it constitutes lawful development not requiring express planning permission.

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

Newport Council

Date (must be pre-application submission)

12/01/2026

Details of the pre-application advice received

Further to your planning enquiry regarding whether an outbuilding would fall under Permitted Development Rights, please find the relevant guidance here: [Planning permission: permitted development rights for householders | GOV.WALES](#)

If you consider that the proposal meets the necessary criteria, you can submit an application for a Certificate of Lawful Development to obtain formal confirmation.

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

Damita Stathakis

Date

13/01/2026