

Newport City Council

Newport City Council
Regeneration Investment & Housing
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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	28	Suffix	
Property Name			
Address Line 1	Park View		
Address Line 2	Bassaleg		
Town/city	Newport		
Postcode	NP10 8LA		

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

Easting (x)	Northing (y)
328008	187106

Description

LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED respective properties below
26 & 28 Park View
Proposal: Rear extensions, side dormers, and replacement garage/outbuilding

Applicant Details

Name/Company

Title

Ms

First name

S

Surname

Williams

Company Name

Address

Address line 1

28 Park View

Address line 2

Bassaleg

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP10 8LA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Ms

First name

Swati

Surname

Sunder

Company Name

Sunder Architects

Address

Address line 1

7 Banc Yr Afon

Address line 2

Gwaelod Y gatth

Address line 3

Town/City

Cardiff

Country

Postcode

CF15 9TU

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposal

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)

A – Rear Extensions (Nos. 26 & 28 Park View)

The depth of each single-storey rear extension has been reduced so that the total projection, including roof overhang, is now 4.0 metres from the original rear wall, in full compliance with Class A.1(e).

The revised drawings now include a clear annotation confirming that all external materials to the walls, roof, fascias, soffits, windows and doors will match the appearance of the existing dwellinghouse, in accordance with Condition A.3(a).

B – Two Pitched-Roof Side Dormers (No. 28 Park View)

The dormer volumes and eaves set-back remain unchanged, as they were already compliant with Class B.

The revised drawings now include:

- A materials note confirming that all external dormer materials will match the existing dwellinghouse, in accordance with Condition B.2(a).
- Compliance notes for the side-facing dormer windows confirming that each window will be:

- o Obscure-glazed
- o Non-opening below 1.7m above internal floor level directly below that point
- o Permanently maintained as obscure-glazed and restricted-opening

These amendments ensure full compliance with Condition B.2(b).

C – Replacement Garage / Outbuilding (Class E) (No. 28 Park View)

The existing garage and greenhouse will be demolished and replaced with a single turnkey outbuilding comprising a double garage and carport.

The revised design ensures:

- A maximum overall height of 2.5 metres, measured from existing ground level
- Eaves height not exceeding 2.5 metres
- The building remains within 2 metres of the boundary, in compliance with Class E.1(f) and (g)
- The structure is located within the curtilage of the dwelling house and not forward of a principal elevation facing a highway
- The building will be used solely for purposes incidental to the enjoyment of the dwelling house, in accordance with Class E requirements

Updated Materials Specification (as shown on the drawings)

The proposed outbuilding is described on the plans as:

“Single-storey detached garage of pre-fabricated sectional panels with an external finish of treated timber cladding or exposed aggregate stone. Roof to be mineral felt, EPDM, or non-combustible sheets. All doors, windows, and fascias to be matching timber or uPVC, with matching uPVC rainwater goods.”

This specification ensures the structure remains non-habitable, visually appropriate, and compliant with Class E.

Although the footprint has increased due to the deeper carport, this remains permissible under Class E, which imposes no footprint restriction.

For clarity, the previously proposed alteration to the front elevation has been removed from this application, as any works to the principal elevation require full planning permission. A separate planning application will be submitted for that element.

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

Private Residential

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

Private Residential

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:

C5 - Dwellinghouses (non-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:

C5 - Dwellinghouses (non-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?

Yes

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

Swati Sunder

Date

09/04/2026

Amendments Summary

Floor plans Existing & Proposed updated