

25th March 2026

Development Management
Planning Department
Newport City Council
Civic Centre
Newport
NP20 4UR

Dear Sir/Madam,

Re: Application for Certificate of Lawfulness (Proposed Development)

Site: 26 & 28 Park View

Proposal: Rear extensions, side dormers, and replacement garage/outbuilding

Previous Reference: 26/0035

Please find enclosed revised drawings and supporting information for a Certificate of Lawfulness (Proposed Development) relating to the above address. The proposals have been amended to fully comply with the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, Schedule 2, Part 1, Classes A, B, and E.

For clarity, the total area of ground covered by the proposed extensions and outbuildings does not exceed 50% of the total curtilage, excluding the original dwellinghouse. The lane to the rear of the property is not an adopted highway.

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:
 - Obscure-glazed
 - Non-opening below 1.7m above internal floor level directly below that point
 - 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 dwellinghouse and not forward of a principal elevation facing a highway
- The building will be used solely for purposes incidental to the enjoyment of the dwellinghouse, 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.

Conclusion

The revised drawings now demonstrate full compliance with all relevant provisions of Schedule 2, Part 1 of the GPDO (Wales). All previous refusal reasons have been addressed through amended dimensions, updated materials specifications, and the inclusion of clear PD-compliant annotations on the drawings.

I therefore respectfully request that the Local Planning Authority issue a Certificate of Lawfulness for the proposed development.

Please do not hesitate to contact me if any further clarification is required.

Yours faithfully,


Sunder Architects Limited