

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

63

Suffix

Property Name

Address Line 1

Queens Hill Crescent

Address Line 2

Town/city

Newport

Postcode

NP20 5HG

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

Easting (x)

330605

Northing (y)

188676

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

Munashe

Surname

Sanyanga

Company Name

Address

Address line 1

63 Queens Hill Crescent

Address line 2

Address line 3

Newport

Town/City

Newport

Country

Wales

Postcode

NP20 5HG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Chiloboka

Surname

Chiyasa

Company Name

Address

Address line 1

18

Address line 2

Guild Close

Address line 3

Witney

Town/City

WITNEY

Country

United Kingdom

Postcode

OX28 5DL

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 proposed works comprise the erection of a single-storey front extension to facilitate the formation of an entrance porch, alongside the conversion of the existing roof space to accommodate an en-suite bedroom via the installation of a rear-facing dormer structure and Velux rooflights to the principal elevation. The dormer will be constructed utilising a structural timber framework, finished with an EPDM rubber membrane to the roof, and composite timber cladding panels to the dormer cheeks and elevations. Fenestration to the loft will consist of double-glazed uPVC units to the loft conversion and proposed porch, and the porch will be provided with a two-panel, primed timber composite entrance door.

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 is as a single family dwelling house (C3).

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

There has been no alterations to the existing dwelling house and hence there s no evidence to provide.

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 front porch complies with Class D of Part 1 of Schedule 2 of the Order as the ground area (measured externally) of the porch does not exceed 3 square metres, no part of the porch is 3 metres above ground level, and no part of the porch is within 2 metres of the boundary of the property. Additionally, the loft conversion works fall within the limits and conditions set out under Class B (Additions to the Roof) of Part 1, Schedule 2 of the GPDO in that the proposed loft conversion does not exceed the maximum volume allowance of 40 cubic metres and does not exceed the highest part of the existing roof. The materials proposed for the loft and front porch extension conversion are of a similar appearance to those used in the existing house, ensuring visual continuity. The proposal does not include any verandas, balconies, or raised platforms and there no side-facing windows.

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

Chiloboka Chiyasa

Date

16/12/2025