

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
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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

2

Suffix

Property Name

Address Line 1

Venezuela Close

Address Line 2

Town/city

Newport

Postcode

NP19 4DZ

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

Easting (x)

335402

Northing (y)

187052

Description

Applicant Details

Applicant Details

Name/Company

Title

First name

George

Surname

Priestner

Company Name

Address

Address line 1

2 Venezuela Close

Address line 2

Address line 3

Newport

Town/City

Newport

Country

United Kingdom

Postcode

NP19 4DZ

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)

This proposal is for a single storey garage. External dimensions: 4.8m (L) x 4.8m (W) x 2.5m (H). The attached location plan indicates the area where the garage will be built.

1. All ground works to be carried out to allow for the construction of a 4.8m x 4.8m single skin garage; this is including but not limited to a strip foundation, walls built in block up to dpm course with a solid concrete base.
2. Walls to be built with a 140mm timber from dpc level with required damp proof course, membrane and felt and osb boards to be installed.
3. External facing brick will be chosen to match as closely as possible to existing house brick.
4. Current fence where required will be removed to make way for new garage.
5. The garage will consist of a manual garage door at front and a side entry upvc door.
6. The roof structure will be a flat roof system with a edpm covering.
7. All required facias, soffits and guttering work will be done, drainage where need for gully will be altered or added as needed.
8. A new armoured cable will be run from house consumer unit to garage to allow for 2 new lights and 4 double sockets.
9. Internal walls will be boarded with osb to finish.
10. All electrical works and certificates will be supplied by a certified electrician.

All required safety standards and current building regulations will be adhered to for the whole of the construction project.
All waste from all of the above works will be disposed with use of a waste a management service.
Estimated time to complete the above works is 4 weeks.

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

Not applicable—The land is part of the lawful residential curtilage of the dwellinghouse.

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

- Site location plan
- Work schedule
- Sewer water pipe works
- Clean water pipe works
- Pre-application advice

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:

Please select...

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?

A Lawful Development Certificate (LDC) should be granted for this proposal because the proposed garage construction meets all the requirements for permitted development under Class E of the Technical Guidance Permitted development for householders, Version 2, April 2014. The proposal adheres to the following criteria:

- The proposed garage is incidental to the enjoyment of the dwellinghouse, which is explicitly allowed under Class E.
- The garage will have a maximum height of 2.5m, which is within the limits specified for a structure within 2m of a boundary. Its external dimensions (4.8m x 4.8m) comply with the rules for single-storey buildings under permitted development.
- The proposed garage will not cover more than 50% of the total area of land around the "original house," ensuring compliance with the permitted development rules.
- The garage will not be located forward of the principal elevation of the house, in accordance with the regulations.
- The property is not situated on designated land (e.g., National Parks, conservation areas, Areas of Outstanding Natural Beauty), which would otherwise restrict permitted development rights.
- The materials for the garage (including external facing brick) are proposed to match the existing house as closely as possible, ensuring the structure is in keeping with the appearance of the dwelling.
- The proposal ensures compliance with all relevant building regulations and safety standards, further supporting its suitability for development.
- The garage is designed with appropriate drainage, boundary consideration, and a flat roof system that minimizes overshadowing or impact on neighboring properties.

In summary, the proposal satisfies all the necessary conditions for permitted development under Class E, and there are no restrictions or constraints (e.g., Article 4 directions or covenants) that would prohibit such development. As such, it is reasonable to consider this application lawful, and an LDC should be granted.

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

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

George Priestner

Date

28/01/2025