

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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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

Suffix

Property Name

Fairfield

Address Line 1

Station Road

Address Line 2

Caerleon

Town/city

Newport

Postcode

NP18 1NH

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

Easting (x)

333785

Northing (y)

191046

Description

Applicant Details

Applicant Details

Name/Company

Title

Mrs

First name

Carolyn

Surname

Herbert

Company Name

Address

Address line 1

Fairfield Station Road

Address line 2

Caerleon

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP18 1NH

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

Agent Details

Name/Company

Title

Mr.

First name

David

Surname

Young

Company Name

Building Design Services

Address

Address line 1

24 Cambria Close

Address line 2

Caerleon

Address line 3

Town/City

Newport

Country

United Kingdom

Postcode

NP18 1LF

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)

In order to create a Parking Zone alongside the Existing Garage - part of the existing single storey rear existing will be demolished to make way for the access in to parking bay..

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 present use includes a Garage with a Pedestrian Access and it is proposal is to provide a Parking Zone alongside the existing garage and pedestrian access..

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

Drg. Ref. 1, 2 and 3... enclosed.

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:

Please select...

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The reason why the additional Parking Zone is considered Lawful Development ... is because the Existing Garage does not provide sufficient Off-Road Parking for a Three Bedroom House and the proposed opening is along side the Existing Garage and the Proposed Parking Zone would have negligent impact on what is already existing.

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

E-mail dated 6 May 2025...from Alison Vaux.

Date (must be pre-application submission)

06/05/2025

Details of the pre-application advice received

Joanne Davidson response to a Pre-Application Query was that a LPA would only provide advice on a PD Application when submitted. and whether the LPA is likely to support it.

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

To submit your building control application you must agree to the below 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.

Lawful development: Proposed use: Lawful development: Proposed use I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to Newport City Council
- 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

David Young

Date

13/05/2025