

Newport City Council

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

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Application for non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Jamie

Surname

Higgs

Company Name

Richard Andrews Architects

Address

Address line 1

319

Address line 2

Pilton Vale

Address line 3

Malpas

Town/City

Newport

Country

United Kingdom

Postcode

NP20 6LT

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

First name

Lewis

Surname

Shaw

Company Name

Richard Andrews Architects Ltd

Address

Address line 1

Suite 2.3

Address line 2

The Estates Office

Address line 3

25-26 Gold Tops

Town/City

Newport

Country

United Kingdom

Postcode

NP20 4PG

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

PROPOSED CONSTRUCTION OF A SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY WITH BALCONY ABOVE, CONVERSION OF GARAGE INTO STORAGE AND ASSOCIATED EXTERNAL WORKS

Reference number

23/1049

Date of decision

01/02/2024

For the purpose of calculating fees, which of the following best describes the original application type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☐ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Fenestration changes to the approved lower ground floor extension.
Removal of ground floor extension (not built).
Amended design of external staircase.
Amended fenestration to approved garage conversion.
Amended balcony area, now smaller.
Additional Juliette balcony to first floor bay window, with obscure glazed balustrade.

Please state why you wish to make this amendment

To regularise the consent to reflect the minor changes to the scheme that have been built on site.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

Drawing No.R833-10

New plan/drawing numbers

Drawing No.R833-20

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

***** REDACTED *****

Surname

***** REDACTED *****

Reference

(23/1049) - Enforcement / As Built Change

Date (must be pre-application submission)

01/05/2025

Details of the pre-application advice received

Enforcement email to applicant from Lauren suggesting that a breach of planning had occurred.

"As built" drawings sent to Lauren by agent explaining changes and seeking clarification on application type.

Full planning application was initially requested for "creation of a new 'planning unit'.

Agent explained that the changes specifically relate to the householder approval that is in place.

No evidence of use as two separate units and no intention for applicant to use or sell as two separate units.

Internal configuration and location of stair cases is not a planning concern for householder properties.

Resolved that no enforcement would be taken against use, and NMA was appropriate for dealing with other minor changes.

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

Declaration

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

I/We hereby apply for Non-Material Amendment 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.

Non-Material Amendment: Non-Material Amendment 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

Richard Andrews

Date

09/05/2025