

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

30

Suffix

Property Name

Address Line 1

Wavell Drive

Address Line 2

Town/city

Newport

Postcode

NP20 6QN

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

Easting (x)

330336

Northing (y)

191586

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

Declan

Surname

Ward

Company Name

Address

Address line 1

30 wavell drive

Address line 2

Address line 3

Town/City

newport

Country

GB

Postcode

NP20 6QN

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Bradley

Surname

Kirby

Company Name

Address

Address line 1

26 high street

Address line 2

castle chambers

Address line 3

cardiff

Town/City

cardiff

Country

wales

Postcode

CF10 1PT

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 proposal comprises the conversion of an existing detached garage into a home office with ancillary toilet and wash hand basin facilities. The external appearance of the building will remain largely unchanged, with any alterations limited to the replacement of the existing garage door with a window and/or wall construction to match the existing dwelling, as shown on the submitted drawings.

No changes are proposed to the existing vehicular or pedestrian access arrangements, and no new access points, roads, or hard standings are required as part of this development. Existing boundary treatments and means of enclosure will remain unchanged.

Foul drainage from the proposed WC and wash hand basin will be connected to the existing foul drainage system serving the property. Surface water drainage arrangements will remain unchanged.

The proposed development is entirely within the existing building footprint, and no extension to the building's footprint or height is proposed. The precise siting and dimensions of the existing building and proposed internal layout are shown on the accompanying plans.

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 building is a lawful detached domestic garage located within the residential curtilage of the property and has been used in association with the dwellinghouse since its construction. The garage was constructed under the appropriate planning permission and/or permitted development rights and forms part of the established residential use of the site.

The proposed development relates solely to the conversion of this existing lawful building into a home office with ancillary WC facilities. No change is proposed to the lawful residential use of the property.

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

The following documents accompany this application:

- Existing and proposed floor plans.
- Existing and proposed elevations.

The following documents accompany this application:

- Existing and proposed floor plans.
- Existing and proposed elevations.
- Site location plan.
- Block plan.

The existing garage forms part of the residential property and is considered lawful as an established building within the curtilage of the dwellinghouse. No separate documentary evidence is available or required in support of its lawful status.

The existing garage forms part of the residential property and is considered lawful as an established building within the curtilage of the dwellinghouse. No separate documentary evidence is available or required in support of its lawful status.

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:

Other

Other (please specify)

Garage conversion

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:

Other

Other (please specify)

garage conversion

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

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

The proposed development is considered lawful as it comprises the conversion of an existing domestic garage within the curtilage of the dwellinghouse into a home office with ancillary WC facilities. The proposal does not result in a material change of use of the property, which will remain in residential use as a single dwellinghouse.

The development is contained within the existing building footprint, with no enlargement of the building. Any external alterations are minor in nature and are considered permitted development under the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Accordingly, the proposal constitutes lawful development and a Lawful Development Certificate is sought to confirm this position.

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

Bradley Kirby

Date

11/08/2026

Name amended. Agent is Bradley Kirby.