



Llywodraeth Cymru
Welsh Government

Application for a Lawful Development Certificate for a Proposed use or development

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (Wales) Order 2012 (as amended)

If printed, please complete using BLOCK CAPITALS and BLACK ink.

1. Applicant Name and Address

Title:	Mr	First name:	Olufemi		
Last name:	Oyewole				
Company (optional):	NOVERA PROPERTIES LTD				
Unit:		House number:	30	House suffix:	
House name:					
Address 1:	Maes Y Glyn				
Address 2:					
Address 3:	Neath Port Talbot				
Town:	Lower Brynamman				
County:					
Country:	Wales				
Postcode:	SA18 1SY				

2. Agent Name and Address

Title:		First name:			
Last name:					
Company (optional):					
Unit:		House number:		House suffix:	
House name:					
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Country:					
Postcode:					

3. Site Details

Please provide the full postal address of the application site.

Unit:		House number:	30	House suffix:	
House name:					
Address 1:	Maes Y Glyn				
Address 2:					
Address 3:					
Town:	Lower Brynamman				
County:					
Postcode: (optional)	SA18 1SY				

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”.

Easting:	270570	Northing:	213528
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Description:

4. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes

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No

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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).

Please tick if the full contact details are not known, and then complete as much as possible:

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Officer name:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Not Applicable

5. Lawful Development Certificate – Interest In Land

Please state the applicant's interest in the land:

Owner Yes

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No

☐

Lessee

Yes

☐

No

☐

Occupier Yes

☐

No

☐

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of the application	
		Yes	No
		☐	☐

If No to all the above, please give name and address of anyone you know who has an interest in the land:

Name	Address	Nature of interest in the land	Have they been informed of the application?		If they have not been informed of the application please explain why not
			Yes	No	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	

6. Authority Employee/Member

With respect to the Authority, I am:

- 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

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No

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If Yes, please provide details of the name, relationship and role:

Not Applicable

7. 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.

Siting Grounds for Lawfulness:

1. Lawfulness of Existing Dwelling-house:

The property is a standard semi-detached residential dwelling-house (Use Class C3) constructed in approximately 1950. It has been continuously occupied as a residential dwelling for over 70 years, well exceeding the statutory immunity

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

1. Covering Letter: Cover-Letter.pdf (Formally outlining legislative compliance under Schedule 2, Part 1 of the Town and Country Planning Act 1990)
2. Site Location/ Site/ Existing Plans: Site-Location-Site-Existing Plans.pdf (Standard 1:1250 scale location plan)
3. Proposed Plans: Proposed-Plan.pdf (Scaled at 1:50, featuring explicit geometric dimension lines and area calculations)
4. Elevation Sheets: Existing-And-Proposed-Elevation-Sheets.pdf (Scaled at 1:100, featuring explicit dimensions and materials)
5. Neighbouring Precedent Reference: Neath Port Talbot Council Section 192 Lawful Development Certificate

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:

Temporary

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Permanent



If temporary please give details:

Not Applicable

Please state why you consider that a Lawful Development Certificate should be granted for this proposal:

Siting Grounds for Granting the Lawful Development Certificate:

A Lawful Development Certificate for a Proposed Use under Section 192 should be granted for this proposal because it meets every legal condition required to be classified as standard 'Permitted Development' under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales):

1. Depth Allowance (Wales): Under paragraph A.1(f) of the Welsh legislation, single-storey rear extensions are permitted up to an external depth of 4.00 metres for all house types, including semi-detached properties. The proposed extension features an external depth of 3.80 metres from the original 1950 rear wall, sitting safely under the legal maximum limit.

2. Height Constraints: The proposed single-storey extension features a pitched gable roof with a maximum height of 3.30m from natural ground level, which is well below the 4.0-metre Class A limit. The eaves height stands at 2.90m, fully complying with the 3.0-metre eaves restriction for structures built near a property boundary.

3. Materials & Aesthetics: All external materials, including facing brickwork, roof and render finishes, will be selected to match the existing features and appearance of the existing 1950

8. Description Of Proposal

Does the proposal consist of, or include:

a) The carrying out of building or other operations?

Yes



No

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If Yes to a, 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):

Detailed Description of Operations:

The proposed development consists of building operations to construct a single-storey ground-floor rear extension following the complete demolition of an existing attached flat-roofed outbuilding structure.

Key operational details comprise:

b) Change of use of the land or building(s)?

Yes

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No



If Yes to b, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

Not Applicable

If Yes to b, please describe fully the existing or the last known use, with the date this use ceased:

Not Applicable

Has the proposal been started?

Yes

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No



9. Planning Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The burden or proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

The original and 3 copies of a completed and dated application form.



The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North.



The original and 3 copies of such evidence verifying the information included in the application as you can provide.



The correct fee.



10. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed – Applicant:

Olufemi Oyewole (Director, on behalf of Novera Properties Ltd)

Or signed – Agent:

Date (DD/MM/YYYY):
(date cannot be pre-application)

24/08/2026

WARNING: The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have been issued as a result of such false or misleading information.

11. Applicant Contact Details

Telephone numbers:

Country code:

0044

National number:

Extension number:

Country code:

0044

Mobile number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers:

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

13. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

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No

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If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

Agent

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Applicant

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Other (if different from the agent/applicant's details)

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If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: