

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

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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.

1. Site Details

Number	85
Suffix	
Property name	
Address line 1	Crymlyn Parc
Address line 2	
Town/city	Skewen
Postcode	SA10 6DG

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

Easting (x)	270997
Northing (y)	196846

Description

2. Applicant Details

Title	Mr
First name	Ryan
Surname	Davies
Company name	
Address line 1	85
Address line 2	Crymlyn parc
Address line 3	Skewen
Town/city	Neath

2. Applicant Details

Country

Postcode

SA106DG

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. 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 descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

Single storey extension to the rear of the property to extend the existing kitchen diner. Internal walls will be timber frame with 150mm of insulation. External brickwork to match the appearance of the existing house. Flat roof consisting of two windows.

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

5. 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 property was erected 12 years ago by Barrats and complied with LABC requirements this has been a dwelling since 2008 and therefore continuously used for a period of 10 years.

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

N/A

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?

- No more than half of the area of the land around the original house is covered by other buildings
- The eaves height of the extension is not higher than the eaves height of the house
- The eaves height of the extension does not exceed 3 metres
- The extension is not more than 4m long
- The extension is not more than 4m in height
- The appearance of the extension will match will match the existing home.
- There are no verandas, roof terraces or balconies.

6. 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

7. Pre-application Advice

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

☐ Yes ☒ No

8. 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

9. Interest in the Land

Please state the applicant's interest in the land

- ☒ a) Owner
☐ b) Lessee
☐ c) Occupier
☐ d) Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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. ☒

Date (cannot be pre-application)

10/07/2020