

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

Tel **Ffôn** 01639 686868
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Application for a Lawful Development Certificate for an Existing use or operation or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 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	
Suffix	
Property name	Pen y Bontbren
Address line 1	Lane from Pen y Bontbren Farm
Address line 2	Rhos
Town/city	Pontardawe
Postcode	SA8 3JT

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

Easting (x)	274755
Northing (y)	203303

Description

2. Applicant Details

Title	Miss
First name	Mair
Surname	Jones
Company name	
Address line 1	Pen y Bontbren
Address line 2	Lane from Pen y Bontbren
Address line 3	Rhos
Town/city	Pontardawe

2. Applicant Details

Country	United Kingdom
Postcode	SA8 3JT
Primary number	
Secondary number	
Email address	

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

3. Agent Details

Title	Miss
First name	Emma
Surname	Harding
Company name	Asbri Planning Ltd.
Address line 1	Unit 9
Address line 2	Oak Tree Court
Address line 3	Cardiff Gate Business Park
Town/city	Cardiff
Country	United Kingdom
Postcode	CF23 8RS
Primary number	02920732652
Secondary number	
Email	emma@asbriplanning.co.uk

4. Description of Use, Building Works or Activity

Which category describes the existing use or operation or development for which the certificate is sought

- ☒ An existing use
☐ An existing operation
☐ An existing use, operation or activity in breach of a condition

Being a use, operation or activity in effect on the date of this application
If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to

Use classes	C3 - Dwellinghouses
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5. Description of Existing Use, Operation or Activity

Please describe the existing uses, building works or activities for which you want a lawful development certificate. Where appropriate, show to which part of the land each use building works or activity relates

Application for a Lawful Development Certificate for an Existing Use as a residential dwelling
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6. Grounds for application of a Lawful Development Certificate

Under what grounds is the certificate being sought

- ☐ The use began more than 10 years before the date of this application
- ☐ The use, building works or activity in breach of condition began more than 10 years before the date of this application
- ☐ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- ☐ The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- ☒ The use as a single dwelling house began more than four years before the date of this application
- ☐ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

☐ Yes ☒ No

Please state why a Lawful Development Certificate should be granted

Please refer to accompanying statement.

7. Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

01/09/2015

In the case of an existing use or activity in breach of conditions has there been any interruption?

☐ Yes ☒ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

☐ Yes ☒ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

☐ Yes ☒ No

8. 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

9. 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	Helen
Surname	Bowen
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

Advice provided as part of previous application.

10. Interest in the Land

Please state the applicant's interest in the land

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

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

Doreen and Kelvin Jones, Pen y Bontbren Farm, Rhos, Pontardawe, Swansea, SA8 3JT

The owners are the parents of the applicant and they have been advised in writing of the application

11. 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

12. 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)

23/10/2020