

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	
Suffix	
Property name	Cwmamman House
Address line 1	Lane From Station Road To Gorsto Farm
Address line 2	
Town/city	Lower Brynamman
Postcode	SA18 1SN
Description of site location must be completed if postcode is not known:	
Easting (x)	271447
Northing (y)	213819
Description	

2. Applicant Details

Title	Mr
First name	David
Surname	Radford
Company name	
Address line 1	Cwmamman House
Address line 2	Lane From Station Road To Gorsto Fa
Address line 3	
Town/city	Lower Brynamman

2. Applicant Details

Country

United Kingdom

Postcode

SA18 1SN

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)

Demolish the existing side conservatory to be replaced with a 2 storey side extension. All other access and layout around the house will remain the same. An upstairs doorway will also be put on the first floor of the existing house for access to the new bedroom. The extension would be to increase the living space for the family particularly with regards the bedroom as my sons grow. The existing layout means that one of the bedrooms is particularly small and doesn't provide adequate personal space.

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 house has always, to the best of my knowledge, been used as a dwelling. The extension does not change the use of the property in anyway and is just intended to increase the living space available.

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

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

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

Is the proposed operation or use ☒ Permanent ☐ Temporary

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

The extension has been designed following the requirements set out in the documentation provided by Neath Port Talbot Planning (Permitted development for householders Version 2). To provide piece of mind that everything has been considered in the design, with regards permitted planning rules, a Lawful Development Certificate would be a great help.

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)

19/04/2021