

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	27
Suffix	
Property name	
Address line 1	Pentyla Baglan Road
Address line 2	Baglan
Town/city	Port Talbot
Postcode	SA12 8DR

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

Easting (x)	276245
Northing (y)	190468

Description

2. Applicant Details

Title	Mr
First name	Chris
Surname	Monk
Company name	Linc-Cymru Housing Association
Address line 1	387 Newport Road
Address line 2	
Address line 3	
Town/city	Cardiff

2. Applicant Details

Country	Cardiff
Postcode	CF24 1GG
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 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

The existing use provides residential accommodation in three separate self-contained flats (2x 1 bedroom and 1x 2 bedroom). This use falls within the Use Class C3(a) of the Use Classes Order 1987 (as amended).

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

Sufficient evidence has been provided to prove that, on the balance of probabilities, the property has been used as three separate self-contained flats (2x 1 bed and 1x 2 bed) under the C3(a) use, for a period in excess of 4 years from the date of this application

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)?

15/03/2013

In the case of an existing use or activity in breach of conditions has there been any interruption? ☐ Yes ☒ No

7. Information in support of a Lawful Development Certificate

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

If you answered “yes” to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans

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

10. Interest in the Land

Please state the applicant's interest in the land

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

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)

01/06/2021