

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
Fax **Ffacs** 01639 686101

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	99
Suffix	
Property name	
Address line 1	Westlands
Address line 2	
Town/city	Aberavon
Postcode	SA12 7DE

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

Easting (x)	274506
Northing (y)	191853

Description

2. Applicant Details

Title	Mr
First name	Stephen
Surname	James
Company name	
Address line 1	99, Westlands
Address line 2	
Address line 3	
Town/city	Aberavon

2. Applicant Details

Country	
Postcode	SA12 7DE
Primary number	
Secondary number	
Email address	

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

3. Agent Details

Title	Mr
First name	Stephen
Surname	Usei
Company name	Pear Tree Planning
Address line 1	105
Address line 2	Ynys Y Wern
Address line 3	
Town/city	Cwmavon
Country	United Kingdom
Postcode	SA12 9DJ
Primary number	07507597517
Secondary number	
Email	Peartreeplanning@outlook.com

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)

The proposal is for a Rear single storey extension with a mono pitched roof and skylights

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 property is currently a C3 use class. There is no change to the proposed use class.

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

5. Grounds for 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 property is currently a C3 use class. The proposed extension will not alter the C3 use class. The dimensions of the proposed extension are within the parameters for permitted development as detailed within the 'Technical Guidance: Permitted Development for Householders'. The property is not located in an SSSI, AONB or historic area. The proposed extension finishes are in keeping with the existing property and neighbouring property. Other properties within the area also have similar rear extensions	

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)