



Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

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	40
Suffix	
Property name	
Address line 1	Gelligron Road
Address line 2	
Town/city	Pontardawe
Postcode	SA8 4LU

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

Easting (x)	271585
Northing (y)	204823

Description	
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2. Applicant Details

Title	Miss
First name	Juliet
Surname	Clutton
Company name	
Address line 1	40 Gelligron Road
Address line 2	
Address line 3	
Town/city	Pontardawe
Country	United Kingdom
Postcode	SA8 4LU

2. Applicant Details

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 Proposed Works

Please describe the proposed works:

Demolition of current single garage at the property, which is in very poor repair. Construction of a new 6m x 5m garage at the property. The proposed new garage will be rendered in plaster, with stone quoins in order to fit in with the house, and will have a roof gable to match the orientation of the roof of the house. We propose to keep the front of the garage flush with the principal elevation of the house, and no part of the garage will project in front of this. We asked for pre-planning advice, and note that one of the points raised was to set the garage back 1m from the principal elevation of the house. However, this would place the garage back corner very close to the boundary of our property, and we therefore propose to keep it in line with the front of the house.

We propose to finish the existing driveway in a permeable gravel finish with matting to hold the gravel in place.

Has the work already been started without planning permission?

☐ Yes ☒ No

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

6. Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

☐ Yes ☒ No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

7. Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building?

☒ Yes ☐ No

(ii) alterations or enlargement to your roof?

☐ Yes ☒ No

(iii) the loss of any trees or hedgerows?

☐ Yes ☒ No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

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)

8. Site Visit

- ☐ 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	Rhodri
Surname	Griffiths
Reference	Q2021/0149

Date (Must be pre-application submission)

05/07/2021

Details of the pre-application advice received

Analysis of Proposal

From the information provided, it appears that your enquiry relates to the potential of constructing a new detached garage / double garage to the side of your existing property – the proposal would involve the demolition of an existing garage.

No design or size details of the proposed garage are provided. Notwithstanding this, I advise the following:

-The garage to be set back a minimum of 1m from the principal elevation in order to ensure it remains subordinate to the main dwelling

-a separation distance of at least 1m maintained between the dwelling and proposed garage.

Ideally, this gap would be greater so long as the heath of the adjacent trees were not impacted by moving the garage closer to the trees.

-To meet parking guidance a single garage would have to be 3m wide by 6m deep and a double garage 6m wide by 6m deep.

-Proposed materials will form an important part of the design. Where possible, an element of matching stone should be included within the design, for example a stone plinth and quoins

-Gable roof fronting the road with a roof pitch to match the dwelling where possible and if does not result in an overly large construction height.

Please note that I believe the dimensions of the existing garage may be smaller than stated within your pre-application submission.

Please also note new hard surfacing forward of the principal elevation of the dwellinghouse and between the principal elevation and a highway may also require planning permission. Please refer to the attached Welsh Government Technical Guidance – Permitted development for householders for more information on this.

10. 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

11. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person role

- ☒ The applicant
☐ The agent

Title	
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11. Ownership Certificates

First name	Juliet
Surname	Clutton
Declaration date	25/07/2021

☒ Declaration made

12. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role ☒ The applicant ☐ The agent

Title	
First name	Juliet
Surname	Clutton
Declaration Date	25/07/2021

☒ Declaration made

13. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)	25/07/2021
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