

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

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	
Suffix	
Property name	29 Cadoxton Terrace
Address line 1	Main Road
Address line 2	
Town/city	Cadoxton
Postcode	SA10 8BR

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

Easting (x)	276172
Northing (y)	198945

Description

2. Applicant Details

Title	Miss
First name	Irene
Surname	Maggs
Company name	
Address line 1	29 Cadoxton Terrace, Main Road
Address line 2	
Address line 3	
Town/city	Cadoxton
Country	United Kingdom
Postcode	SA10 8BR

2. Applicant Details

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

Lorraine

Surname

O'Connor

Company name

LOAD

Address line 1

46

Address line 2

Ffordd Ty Unnos

Address line 3

Heath

Town/city

Cardiff

Country

United Kingdom

Postcode

CF14 4NJ

Primary number

Secondary number

Email

4. Description of Proposed Works

Please describe the proposed works:

Single Storey Side and Rear Extension

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)

- ☐ 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	Mr
First name	Billy
Surname	Stark
Reference	email

Date (Must be pre-application submission)

10/08/2021

Details of the pre-application advice received

Its design is relatively simple in form however, the initial view is that the overall height may need to be lowered slightly as it would appear to clash with the sill of the first floor rear window and potentially look at odds with the host dwelling; currently the proposal may not correlate in terms of its scale. Lowering its overall height would allow the extension to appear more sympathetically to the host dwelling through respecting existing details and be scaled more appropriately. Whilst some materials are proposed to match (windows are shown in aluminium), it would be advised for the applicant to alter the existing windows in the rear elevations to match the proposed to achieve continuity and balance within the application site. Such a small design feature can allow to extension to tie in and appear more cohesively with the host dwelling and provide better visual interest.

Through implementing the changes above, it is likely that a forthcoming application of this nature would be recommended favourably subject to satisfaction of statutory consultees.

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	Miss
First name	Lorraine
Surname	O'Connor
Declaration date	22/08/2021

☒ 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	Miss
First name	Lorraine
Surname	O'Connor
Declaration Date	22/08/2021

☒ 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)	22/08/2021
----------------------------------	---