

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         | 66               |
| Suffix         |                  |
| Property name  |                  |
| Address line 1 | Ynys Fawr Avenue |
| Address line 2 |                  |
| Town/city      | Resolven         |
| Postcode       | SA11 4LT         |

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

|              |        |
|--------------|--------|
| Easting (x)  | 283280 |
| Northing (y) | 202927 |

Description

### 2. Applicant Details

|                |                      |
|----------------|----------------------|
| Title          | Mr                   |
| First name     | Mark                 |
| Surname        | Francis              |
| Company name   |                      |
| Address line 1 | 66, Ynys Fawr Avenue |
| Address line 2 |                      |
| Address line 3 |                      |
| Town/city      | Resolven             |

2. Applicant Details

|                  |                |
|------------------|----------------|
| Country          | United Kingdom |
| Postcode         | SA11 4LT       |
| Primary number   |                |
| Secondary number |                |
| Email address    |                |

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

3. Agent Details

|                  |                              |
|------------------|------------------------------|
| Title            |                              |
| First name       | stephen                      |
| Surname          | lee                          |
| Company name     | Neath Port Talbot County B C |
| Address line 1   | HRAS                         |
| Address line 2   | Civic Centre                 |
| Address line 3   |                              |
| Town/city        | Neath                        |
| Country          | United Kingdom               |
| Postcode         | SA11 3QZ                     |
| Primary number   | 01639763817                  |
| Secondary number |                              |
| Email            | s.j.lee@npt.gov.uk           |

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)

Ground floor kitchen extension with disabled adaptations.

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 current use of the land is residential. Established use as a dwelling since it was built. The extension is less than 4 metres off the main rear elevation and falls within the lawful development criteria.

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

5. Grounds for Application

Occupational Therapist recommendation and supporting drawings.

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 current use of the land is residential. Established use as a dwelling since it was built. The extension is less than 4 metres off the main rear elevation and falls within the lawful development criteria.

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

If Yes, please provide details of the name, relationship and role:

(a) a member of staff

9. Interest in the Land

Please state the applicant's interest in the land

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

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

Tenant - Mr Mark Francis

Owner - Tai Tarian Ltd., Ty Gwyn, Brunel Way, Baglan Energy Park, Neath, Neath Port Talbot, SA11 2FP

Have they been informed of the application?

☒ Yes ☐ No

## 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)

27/10/2021