

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

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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	20
Suffix	
Property name	
Address line 1	Sycamore Court
Address line 2	
Town/city	Baglan
Postcode	SA12 8PY

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

Easting (x)	275007
Northing (y)	193005

Description

2. Applicant Details

Title	Mr
First name	Robert
Surname	Adams
Company name	
Address line 1	20 Sycamore Court
Address line 2	Baglan
Address line 3	Port Talbot
Town/city	Port Talbot

2. Applicant Details

Country

United Kingdom

Postcode

SA12 8PY

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 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)

Removal of existing Conservatory (3m x 2.6m) and to be replaced with a brick built extension (5m x 4m) with eaves to 3m. We are planning to have a Lantern glass roof 2.5m x 1.m in the middle of the roof. there will be either a 2m French door or Patio doors to the garden with a side door at the drive side of the building. There are no plans to alter any access to the rear of the house i.e. move the gate or the fence. There is a drain inspection cover that will need to be covered over to facilitate the build, this should not impact on the rest of the drainage system as there is another inspection cover adjacent that can be used to gain access to the system. The drainage line that cover that is to be built over feeds into the adjacent line.

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

I would consider it lawful as the the property is over 22 years old and is part of a small housing estate. The building to be extended is lawful due to the fact that it was built to the specific designs and building regulations that were required at the time.

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

I believe that a Lawful Development Certificate should be granted as I believe the planned extension falls within the criteria required for the building.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

6. Site Visit

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)

12/01/2022