

Superseded

PP-11315751



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

For Office Use Only

Tel **Ffôn** 01639 686868
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Application for a Lawful Development Certificate for an Existing Use or Operation or Activity,
including those in breach of a planning condition

Town and Country Planning Act 1990: Section 191 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.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

265

Suffix

Property Name

Address Line 1

Swansea Road

Address Line 2

Trebanos

Town/city

Pontardawe

Postcode

SA8 4BY

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

Easting (x)

270623

Northing (y)

202162

Description

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Applicant Details

Name/Company

Title

Miss

First name

Clare

Surname

britton

Company Name

Address

Address line 1

265 Swansea Road

Address line 2

Trebanos

Address line 3

Pontardawe

Town/City

SWANSEA

Country

United Kingdom

Postcode

SA8 4BY

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

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Reason for Lawful Development Certificate

Which category describes the existing use or operation or development for which the certificate is sought

- ☒ An existing use
- ☐ An existing operation
- ☐ An existing use, operation or activity in breach of a condition

Being a use, operation or activity in effect on the date of this application

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to

Change of use

Description of Existing Use, Operation or Activity

Please describe the existing uses, building works or activities for which you want a lawful development certificate. Where appropriate, show to which part of the land each use building works or activity relates

I currently have a certificate of lawful development in place ref PP-9984551 to run a dog grooming business from my garage three days a week. This has been operational since beginning of April 2022.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- ☐ The use began more than 10 years before the date of this application
- ☐ The use, building works or activity in breach of condition began more than 10 years before the date of this application
- ☒ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- ☐ The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- ☐ The use as a single dwelling house began more than four years before the date of this application
- ☐ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- ☐ Yes
- ☒ No

Please state why a Lawful Development Certificate should be granted

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The current certificate of lawful development in place limits me to operating three days a week between the hours of 8.45am and 6pm with a maximum of 5 dogs per day, (15 dogs per week). I am not allowed to open on Sundays or bank holidays. this I find reasonable. As I work alone I am finding it impossible to groom 5 dogs in a day with the hours that I am allowed to open. I need to be able to groom 15 dogs per week in order for the business to be financially viable. I would like to request that the certificate of lawful development be amended to allow me to open 4 days 8.45am-6pm instead of 3 days to allow me to fit the 15 dogs in each week.

I have to factor in cancellations and rearrangements that also affect the 3 day scenario.

I would still be closed on Sundays and Bank holidays. Out of 168 hours in a week I would only be open for 37 hours so the majority use of the property would still be residential.

To date I have not directly received any complaints whilst operational, in addition I have received a positive response by the local community who use my services for their dogs, these often walk to the property and therefore reduces traffic on a main road. I have ample parking at the bottom of my driveway for customers to use. I run an appointment only business so there are no customers just turning up and I only groom dogs from the same household at one time to minimise any potential noise. I keep decibel checks, temperature checks and surveillance recordings to ensure any concerns or complaints can be effectively evidenced and audited. I am committed to ensuring that my business does not negatively impact on others within my locality.

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

04/04/2022

In the case of an existing use or activity in breach of conditions has there been any interruption?

- ☐ Yes
- ☒ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

- ☐ Yes
- ☒ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

- ☐ Yes
- ☒ No

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

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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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

17/05/2022

Details of the pre-application advice received

To submit a new change of use application

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

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

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Declaration

I / We hereby apply for Lawful development: Existing use as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Clare britton

Date

09/06/2022