

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.

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

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Dominic

Surname

Turpin

Company Name

Address

Address line 1

Coedffaldau Cottage

Address line 2

Coedffaldau Road

Address line 3

Town/City

Rhiwfawr

Country

Neath Port Talbot

Postcode

SA9 2RL

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Construction of Stables and Retention of Hard-Standing for the Keeping of Horses for Personal Use.
We would like to erect a wooden stable block for our two horses and retain an all-weather turn-out area (hard-standing) for the horses to use in the winter specifically to protect the field (we have included a rationale in the supporting documents). The concrete base would be a 780 cm wide x 720 cm long x 10 cm thick and the stable block would be built as an L-shaped wooden frame construction containing two stables and a store room, would be clad in ship-lap and roofed with box profile steel sheets. There would be guttering to front and rear with down-pipes leading to water butts for use with the horses. The concrete slab will have shallow drainage channels in front of each stable, taking the water into a clean stone & piped French drain we had installed when the stone was put down. The French drain then takes any surface water from the slab into the overflow channel (running down the side of the field to beyond the access) and then into the watercourse on the common, which runs parallel to our field. The hard-standing has been built from clean stone straight from the quarry with a porous membrane underneath. No significant changes in level were required, as the land was pretty level already and just needed a few bumps and the pond leveled out. We have outlined our reasoning for the size of the turnout area in an attached document and it basically covers the flat area that was previously the lower garden marked on the land registry map, which has since reverted to field. We would like this to be as large as sensibly possible so the horses can stay off the field all winter and still have room to exercise. The developed land will remain outside of the curtilage of the dwelling, and will not be considered as part of the garden. We plan to sub-divide the field later on with hazel & hawthorn hedges and create a wild flower area to improve bio-diversity. We have also fenced the field well within our boundaries to create a wild area all round the boundary.

Has the work already been started without planning permission?

- ☐ Yes
- ☒ No

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.

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'

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.

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

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)

Details of the pre-application advice received

We applied for a lawful development certificate and submitted evidence of the land being previously used as a garden. We were told that it's use as a garden was too long ago and that it's use had probably reverted to a field and was no longer part of the curtilage of the property. We were advise that the best way forward was to apply for planning permission to build a stable block and all-weather turnout on the field or to apply for change of use and to build a mobile stable. We have decided to apply for planning permission for a permanent stable block

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

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate A

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

First Name

Surname

Turpin

Declaration Date

12/04/2022

☒ Declaration made

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

Mr

First Name

Dominic

Surname

Turpin

Declaration Date

12/04/2022

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission 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 opinions 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

Dominic Turpin

Date

13/04/2022

