

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.

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

First name

Ashley

Surname

Ellison

Company Name

Address

Address line 1

Tyn Yr Heol

Address line 2

Tareni Gleision Access Lane,

Address line 3

Cilybebyll

Town/City

Pontardawe

Country

United Kingdom

Postcode

SA8 3JL

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Email address

***** REDACTED *****

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 description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

To add 10 solar thermal panels to south facing main roof of property (dwellinghouse). 10 panels in 2 rows of 5 one above each other in landscape (each panel /PVmodule 1784mm x1096mm).

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

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

We consider this is lawful because

- the solar PV will be on the south facing pitched roof of our dwellinghouse - ultraslim panel it will not protrude at all. The panels will be completely within the existing roof area.
- the highest part of the solar PV will not be higher than the highest part of the roof (excluding the chimney)
- we wish to place solar panels on south facing roof of our dwellinghouse within the boundaries of roof. The solar PV will not extend beyond the periphery of the roof. The roof is not facing a highway. The closest road (Tareni Gleision Access lane - single lane carriageway) runs parallel to the pine end/ West elevation of the dwellinghouse.
- there will be no change in the of use of buildings and no extension of buildings.

Furthermore

- the solar PV will not be installed on a wall forming the principal or side elevation of the dwellinghouse and which fronts a highway
- the dwellinghouse is not a listed building
- the solar PV will not be installed on a site designated as a scheduled monument.
- the solar PV will, so far as practicable, be sited so as to minimise its effect on the external appearance of the building.
- the solar panels will be of dark colour and means that they will not be visually intrusive

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

None

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:

Please select...

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:

Please select...

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

We believe that planning permission is not required but we wish for certificatory proof that our development is lawful to share with our proposed contractors.

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

None

Date (must be pre-application submission)

13/12/2021

Details of the pre-application advice received

Was not sure how to answer this question as a formal pre-application submission has not been submitted but I have had a phone discussion and an email reply from Ms Tomkins in which she shared the following information:

- i. The permitted development criteria for the installation, alteration or replacement of solar PV or solar thermal equipment on - (a) a dwellinghouse; or (b) a building situated within the curtilage of a dwellinghouse,
- ii. There is scope for solar panels to be installed under permitted development, depending on whether they comply with the permitted development criteria.

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

Interest in the Land

Please state the applicant's interest in the land

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

Declaration

I / We hereby apply for Lawful development: Proposed 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

Ashley Ellison

Date

25/07/2022