

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

10

Suffix

Property Name

Address Line 1

Maplewood Close

Address Line 2

Town/city

Bryncoch

Postcode

SA10 7UN

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

Easting (x)

274519

Northing (y)

199861

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Robert

Surname

Webber

Company Name

Address

Address line 1

10 Maplewood Close

Address line 2

Address line 3

Neath Port Talbot

Town/City

Bryncoch

Country

Postcode

SA10 7UN

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Chris

Surname

Diamond

Company Name

Chris Diamond Consulting - Chartered Surveyors

Address

Address line 1

3 Brynmill Terrace

Address line 2

Brynmill

Address line 3

Town/City

Swansea

Country

Postcode

SA2 0BA

Contact Details

Primary number

***** REDACTED *****

Secondary number

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)

Rear single storey extension

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

Existing dwelling house

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?

The proposed rear extension is permitted development due to the following:

The total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) will not exceed 50% of the

total area of the curtilage (excluding the ground area of the original dwelling house)

The extension will not exceed the height of the roof of the existing dwelling house

The eaves of the extension will not exceed the height of the eaves of the existing dwelling house

The height of the eaves of the enlarged part of the dwellinghouse will not exceed 3 metres within 2 metres of a boundary of the curtilage of the dwellinghouse

The extension will not exceed a height of 4 metres within 2 metres of the boundary of the curtilage of the dwelling house

The enlarged part of the dwelling house would not extend beyond a wall comprised in the principle elevation of the original dwelling house.

The extension will not project beyond the rear wall of the original dwelling house by more than 4 metres

The extension will not exceed 4 metres in height

The proposal would not include external wall insulation

The proposal includes no verandas, raised platforms, roof terraces or balconies

The appearance of materials in the wall and roof will match existing

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

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

Chris Diamond

Date

23/01/2023