

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

7

Suffix

Property Name

Address Line 1

Aberdare Road

Address Line 2

Town/city

Glynneath

Postcode

SA11 5HY

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

Easting (x)

288778

Northing (y)

206771

Description

Applicant Details

Name/Company

Title

mr

First name

Steven

Surname

Cox

Company Name

Address

Address line 1

7 ABERDARE ROAD

Address line 2

GLYNNEATH

Address line 3

Town/City

NEATH

Country

United Kingdom

Postcode

SA11 5HY

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

Secondary number

Email address

Description of Proposed Works

Please describe the proposed works

Build Garage at rear of Property

Has the work already been started without planning permission?

☒ Yes

☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

29/04/2022

Has the work already been completed 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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

The Council's Planning Enforcement team has received a report alleging a breach of planning control at the above site. Accordingly, the Local Planning Authority is obligated to undertake an investigation into the allegations.

Following my recent site visit and desk top investigations it would appear that the land you have erected the garage on is outside of your original garden curtilage and partially on land owned by the Council. As such I consider that in addition to the erection of the garage that there has also been a change of use of land without planning permission. In order to remedy this breach of planning control you should either cease the use and remove the garage or apply for planning permission for the change of use of the land and the erection of the garage. Alternatively if you believe that the land has been used as part of your garden for more than 10 years and are able to provide evidence to the fact then you should first apply for a certificate of lawfulness. If a certificate of lawfulness is issued you can then apply for planning permission for the garage.

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.

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

Steven

Surname

Cox

Declaration Date

26/11/2022

☒ 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 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

Steven Cox

Date

26/11/2022

11. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

Certificate of Ownership – Certificate C**Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

ADVERT TAKEN OUT IN WESTERN MAIL

Name of Owner	Address	Date Notice Served
KEITH DAVIES	5 ABERDARE ROAD GLYNNEATH SAILSHY	12-12-22
NPTCC HILWAYS APT	THE QUAYS, BRUNELL WAY BRITTON FERRY SA12 2GG	14-01-23
BRENT HUMOUS	8 ABERDARE ROAD GLYNNEATH SAILSHY	21-01-23

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

WESTERN MAIL

On the following date (which must not be earlier than 21 days before the date of the application):

27-01-23

Or signed - Agent:

Date (DD/MM/YYYY):

25-01-23