

PLANNING STATEMENT – GILFACH BARN HOLIDAY ACCOMMODATION

SITE:

The application property consists of a Holiday Chalet located within the grounds of the property known as Gilfach Fach Farm, Bryncoch, Neath, SA10 7YP. The structure has been operating as such for a period in excess of 10 years with immunity from formal Enforcement action from Neath Port Talbot Council.

The Holiday Accommodation was recently subject to an enforcement complaint:

Ref: E2023/0042

Alleged Breach: Conversion of barn to a short term let.

The applicant was subsequently invited to submit a certificate of lawfulness to regularise this alleged breach.

Case for the applicant

1. The conversion of the barn to holiday accommodation began in 2009 and was finished in 2010.
2. The use of the holiday accommodation began in April 2010 and continues to the present day.

The applicant must provide sufficient evidence that the Holiday Chalet as identified in red on the submitted location plan has been constructed and used as a holiday accommodation for sufficient time immune from formal enforcement. The amount of time the applicant has evidence to substantiate is far in excess of 10 years. The onus was/is on the applicant to provide the necessary evidence to support the contention that the structures lawful use is that of Holiday Accommodation.

Evidence

Timeline of use

2010 to present day

Supporting evidence:

- Photographs taken in 2009 displaying conversion work has commenced (*photos 1.png, 2.png, 3. png, 4.png, 5.png, 6.png and 7.png*)
- Photographs taken in 2010 clearing showing the conversion had been completed. (*photos 9.png and 11.png*)
- Corroborating **independent** aerial imagery taken from *google earth pro* showing the barn conversion in a state of completion in 2010 and further images throughout the years to the present days showing its continued use and advertisement as a holiday resort. (*Submitted document Plan Number 23230- AL(AI) 01*)
- Statutory Declaration signed in the presence of a solicitor specifically stating the timeline for completion of physical works and continued lawful use. (*Martyn Davies stat dec, Darren Davies stat dec*)
- Letter from various independent third parties clearly outlining they had visited the premises and had used the facilities as described in this Certificate submission. (*Fox, Brewer, Edwards and Thomas*)

Assessment of Case

1. On the basis of the evidence provided it is clear that the property has been used as Holiday Accommodation.
2. The evidence provided in support of this application indicates that the area outlined in red has been used as Holiday Accommodation prior to February 2011 and is therefore considered lawful