

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

30

Suffix

Property Name

Address Line 1

Waun Gron

Address Line 2

Rhydyfro

Town/city

Pontardawe

Postcode

SA8 4LW

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

Easting (x)

271485

Northing (y)

204878

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

Philip

Surname

Paine

Company Name

Address

Address line 1

30

Address line 2

Waun Gron

Address line 3

Rhydyfro

Town/City

Pontardawe

Country

Postcode

SA8 4LW

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)

Resurfacing the existing parking area (originally a lawn in the 1990's when these houses were built) and ensuring a proper porous membrane is fitted with gravel grids and infill gravel of 10mm - 15mm sizes is used in order to give a resilient and strong standing area for the cars in the household and also and importantly to allow for decent and proper drainage of water from the surface through the gravel and porous membrane. This will be constructed with care for the look of the area and the property.

Adjacent to this is proposed a rockery along the property (30 Waun Gron) side of the party line. This rockery will be of local stones varying in colour and size from 200mm x 300mm to a maximum of 500mm x 550mm interspersed with low level, small prostrate conifers, heathers, herbs and moss all in keeping with the local area. The extent of this will be along this line for a maximum of 4 metres (12 feet) with a flowering shrub at the end of the rockery. Local slate and gravel chippings will be mixed in at ground level to encourage the plants to lay across the area and will be in keeping again.

To the other side of the parking area is proposed a small line of heather and prostrate conifer interspersed with small rockery stones and also the similar local slate and gravel chippings in order to give a pleasant and natural viewpoint.

Please see the attached images of the plan area which is marked with sizes and scale.

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

The land has been used since the building was erected as a parking area for the property and this adjustment is in order to make the frontage more visually appealing whilst maintaining the open plan outlook.

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

Photographs of the area, plan view of the proposal and aerial images of the estate.

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?

It should be granted as nothing material other than the addition of a small rockery to either side of the parking area is being done, in fact the parking area presently becomes flooded during rainfalls as the previous occupiers chose to lay a non-permeable membrane (a pond liner!) underneath the present gravel chippings thus causing chippings to be moved about and deposited elsewhere along the driveway. This proposal is to improve the situation and make parking easier and allow rain to drain away naturally.

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

Philip Paine

Date

12/06/2023