



Application for a Lawful Development Certificate for an Existing use or operation
or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 as amended by section 10 of
the Planning and Compensation Act 1991.

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

For Office Use Only

Tel **Ffôn** 01639 686868
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Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR	First name:	DEAN
Last name:	EVANS		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:	CROSSFIELD		
Address 1:	MAIN ROAD		
Address 2:	CABOXTON		
Address 3:	1		
Town:	NEATH		
County:	W. GLAM		
Country:	WALES		
Postcode:	SA10 8BL		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Site Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: LAND ADJACENT PLOT

Address 1: 14 RHYD-HILL

Address 2: LONGFORD

Town: NEATH

County: W. GLAM

Postcode (optional): SA10 7HP

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".

Easting: 273491 Northing: 198501

Description:

4. Pre-application Advice

Has pre-application advice been sought from the local 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Ms MELEN BOWEN

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

28/6/2023

Details of pre-application advice received?

informal assistance to make correct applications.

5. Lawful Development Certificate - Interest In Land

Please state the applicant's interest in the land:

Owner: ☒ Yes ☐ No Lessee: ☐ Yes ☐ No Occupier: ☐ Yes ☐ No

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of the application	
		Yes	No
		☐	☐

If No to all the above, please give name and address of anyone you know who has an interest in the land:

Name	Address	State the nature of their interest (if known)	State whether they have been informed about this application		If No, please explain why not
			Yes	No	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	

6. Authority Employee / Member

With respect to the Authority, I am:

- a) a member of staff c) related to a member of staff
b) an elected member d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

7. Description of Use, Building Works or Activity

Please state for which of these you need a lawful development certificate/building works (you must tick at least one option):

An existing use: ☒ Yes ☐ No

Existing building works: ☒ Yes ☐ No

An existing use, building work or activity in breach of a condition: ☐ Yes ☐ No

Being a use, building works or activity which is still going on at the date of this application

If Yes to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to:

EXISTING USE Building Works started

8. Description of Existing Use, Building Works or Activity

What is the existing site use(s) for which the certificate of lawfulness is being sought? Please fully describe each use and state which part of the land the use relates to:

Full planning Permission (P12/0496) Granted
To construct a 3 Bedroom Detached dwelling on a Plot of land adjacent to 14 Rhydhut, Longford, Neath.

9. Grounds For Application For A Lawful Development Certificate

Please state under what grounds is the certificate sought (you must tick at least one box):

☐ The use began more than 10 years before the date of this application.

☒ The use, building works or activity in breach of condition began more than 10 years before the date of this application.

☐ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years.

☐ The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.

☐ The use as a single dwelling house began more than four years before the date of this application.

☒ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details:

Full planning Permission granted works started as per Confirmation Bld Control but regrettably were suspended due to financial reasons, temporarily.

Evidence of Commencement - Building Control File No. ref RA 2016 1024 RA, 19/12/2016
Copy enclosed

If applicable, please give the reference number of any existing planning permission, lawful development certificate or enforcement notice affecting the application site. Include its date and the number of any condition being breached:

Reference Number:

P12/0496

Condition Number:

Date (DD/MM/YYYY):

(must be pre application submission)

18th May 2012

Please state why a Lawful Development Certificate should be granted:

Evidence is provided, Confirming lawful commencement of work in relation to P12/0496, Building Control Application Regularisation 19/12/2016 and a fee paid £1,092.00. A letter e-mail 16.6.23 from Building Control Confirming Application Submitted 16/12/2016. Confirmation inspection Records that works commenced excavation of foundations. Building Regs file still live and works may continue (Following inspection at that time).
Also note on Regularisation letter p2 Confirmed on System NPTBC 15/9/17

10. Information In Support Of A Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed: 19/12/2016 (date must be pre-application submission) (DD/MM/YYYY)

In the case of an existing use or activity in breach of conditions has there been any interruption? ☒ Yes ☐ No

If Yes, please provide details of the dates, duration and any discontinuance of the development which is the subject of this application. If your application is based on the claim that a use or activity has been ongoing for a period of years, please state exactly when any interruption occurred:

interruption from January 2017 to present.

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

☐ Yes

☒ No

If Yes please provide details?

Does the application for a Certificate relate to a residential use where the number of residential units has changed? ☐ Yes ☒ No

If Yes, please complete the following table:

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

1. Matters following Outline Planning approval and Condition No 12 (P2009/397) Has been 'Superceeded' by full Planning Permission Granted, showing on Drawing No 1 1800 mm Close Board Fencing to Rear and Sides of Plot (As shown).

2. Full planning Permission (P2012/0496) Condition 1, in Relation to Materials used.

(b) Design & Access Statement No 7. Concrete roof tile with Smooth Buff render walls, feature quoins to front elevation. Windows & Doors to be white uPVC.

4 x Documents enclosed.

- Application Form
- Plot Plan (Number 1) Stamped Approved 12/7/2012 showing fencing.
- letter 19/12/2016 Building Regularisation application (2 pages)
- email 16/6/2023 Building Control (confirming inspection & file still live and works may continue)
- Design & Access Statement
- Approval of Full Planning Permission.

11. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The burden of proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

The original and 3 copies of a completed dated application form:



The original and 3 copies of such evidence verifying the information included in the application as you can provide:



The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The correct fee:



12. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Applicant

Or signed - Agent

Date (DD/MM/YYYY):

28/06/2023

(date cannot be pre-application submission)

WARNING:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

13. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

14. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Email address (optional):

15. 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)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

