



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

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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:	Curtis		
Last name:	Rees				
Company (optional):					
Unit:		House number:	36	House suffix:	
House name:	Ynys Fawr Avenue, Resolven				
Address 1:	Ynys Fawr Avenue Resolven				
Address 2:					
Address 3:					
Town:	Neath, Port Talbot				
County:	West Glamorgan				
Country:	South Wales				
Postcode:	SA114LT				

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:	36	House suffix:	
House name:					
Address 1:	, Ynys Fawr Avenue, Resolven				
Address 2:					
Town:	Neath, Port Talbot				
County:	West Glamorgan				
Postcode (optional):	SA114LT				

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:		Northing:	
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:

Reference:

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

Details of pre-application advice received?

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
Curtis Rees	36, Ynys Fawr Avenue, Resolven SA114LT	☒	☐

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

Name	Address	Nature of interest in the land	Have they been informed of the application?		if they have not been informed of the application 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. 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 existing use of the property is a dwellinghouse, and that the room to which the application relates was originally built as a disabled bathroom but was most recently used as a storage room serving the main dwellinghouse.

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

1.	
2.	
3.	
4.	
5.	

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

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

Is the proposed operation or use:



Temporary



Permanent

If temporary please give details:

This will only be temporary until enough experience in dog grooming is gained, and my name is recognised. Hopefully then I can open a local grooming room shop near by.

Please state why you consider that a Lawful Development Certificate should be granted for this proposal:

The grooming room would be ancillary to the main use of the dwellinghouse.

8. Description Of Proposal

Does the proposal consist of, or include:

a) The carrying out of building or other operations?



Yes



No

If Yes to a, 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):

Only one wall needed plaster boarding to repair damages from previous years ago, but this was on the to do list due to the room losing heat, splash back walls were installed all around the room and also three waterproof plug sockets were added for health and safety.

b) Change of use of the land or building(s)?



Yes



No

If Yes to b, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

Use of former shower room extension as a dog grooming salon (no external alterations) for 3 days per week with a maximum of 4 dogs, the area measures at entrance hall way 7ft length by 4ft width and the main grooming area is 7ft by 7ft. processes used will be washing, drying and cutting, no equipment will be needed to install as there is still running water, plugs and drainage. Working hours will be 8:00am until 5:00pm, working days will be Monday, Tuesday and Saturday.

If Yes to b, please describe fully the existing or the last known use, with the date this use ceased:

Last known use was a disabled bathroom, but was then used as a mess room/ laundry room.

Has the proposal been started?



Yes



No

9. 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:

☒

10. 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):

15/01/2024

(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 been issued as a result of such false or misleading information.

11. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Email address (optional):

13. 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: