

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

21

Suffix

Property Name

Address Line 1

Park Avenue

Address Line 2

Town/city

Glynneath

Postcode

SA11 5DW

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

Easting (x)

287742

Northing (y)

206411

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

Owain

Surname

Bryant

Company Name

Bryant B&B

Address

Address line 1

21 Park Avenue

Address line 2

Hirwaun

Address line 3

Neath Port Talbot

Town/City

Glynneath

Country

United Kingdom

Postcode

SA11 5DW

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Miss

First name

Nicole

Surname

Richards

Company Name

Bryant B&B's

Address

Address line 1

3 Denbeigh Court

Address line 2

Hirwaun

Address line 3

Aberdare CF44 9QH

Town/City

Hirwaun

Country

United Kingdom

Postcode

CF44 9QH

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

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

It is lawful because we are not intending to alter or extend any buildings.

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

No structural changes have happened within the property therefore we're under the impression there is no further documentary evidence required. However, please let us know if there is anything we have missed out and we will be happy to provide at request.

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

If Temporary please give details

Temporary use for AirBnB until owner returns from the Army and then will return to residential

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

As a serving member of the armed forces I am unable to live in my main residence full-time. During my career, many colleagues have commented how they travel long distances to visit the Waterfall country and travel back in the same day due to lack of accommodation options. I would like to set up my home as an airbnb-type home to assist in bringing more people to the area and keeping them there for longer than 8 hours, thereby giving back economically to the local community. I intend to live in my 4th generational family home when work commitments allow and to benefit financially from this situation when I am unable. I believe this proposal will be both beneficial to myself by allowing me to keep my home and economically to the surrounding area.

As this will be a great opportunity for business and the surrounding community and a non disruptive process we are hoping for approval for this property and believe that it will accommodate for more tourists and drive new custom in a primarily residential area. The property benefits in size and would allow neighbours peaceful enjoyment of their homes without any disruptions, as well as substantial off-road parking. If unsuccessful, we are keen to engage in constructive dialogue to ultimately enable a successful application.

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 the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available 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

Owain Bryant

Date

23/05/2024