

VERIFICATION OF APPLICATION EVIDENCE - FOR CERTIFICATE FOR PERMITTED DEVELOPMENT

Project Address: **21 Park Avenue, Glyneath, SA11 5DW**

Project Description: **Application for AirBnB type property**

We submit this application for a Certificate of Lawful Development in relation to the proposed planning application at the above address.

The proposal complies with the permitted development guidance as set out on the planning portal website, within as Class C Development, on the terms of "The Town and Country Planning "(General

Permitted Development): The enlargement, improvement or other alteration of a dwellinghouse.

1. Proposed works: **Minor improvements, i.e, painting & decorating, garden improvements & new boiler system in order to meet AirBnB type/minimum requirements in the owners absence.**

Reasons for Certificate of Lawful Development to be granted under Class C3:

1.1 The property at **21 Park Avenue** is **NOT** a listed building.

1.2 The site is **NOT** within a Conservation Area.

1.3 The property is a single residential dwellinghouse that has not undergone any change of use.

1.4 The proposal does not affect the current street traffic flow or parking.

1.5 Neighbours will continue to enjoy current levels of privacy and peace.

We believe the above reasons are sufficient for Certificate of Lawful Development however, if further evidence is required we are happy to provide further supporting evidence.

We look forward to a successful application or further correspondence in relation to the above.

Yours sincerely,
Owain Bryant