

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

64

Suffix

Property Name

Address Line 1

Main Road

Address Line 2

Town/city

Crynant

Postcode

SA10 8NT

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

Easting (x)

279368

Northing (y)

205089

Description

Applicant Details

Applicant Details

Name/Company

Title

Mrs

First name

Joy

Surname

Pike

Company Name

Address

Address line 1

64 MAIN ROAD

Address line 2

NEATH

Address line 3

Town/City

CRYNANT

Country

United Kingdom

Postcode

SA10 8NT

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

[REDACTED]

Secondary number

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)

Remove existing outbuilding and rebuild up against the main building to create a walk in wardrobe.
The path that is already there will move from the side of the property to the adjoining property.

The whole property needs rendering as the existing render has blown and the electricity board will not fix the cable back onto the wall until this has been done. The proposed front and side will be re rendered in Ferhill stone Glashough blue and the front side and back in rough cast that will be painted.

The proposed new wooden shed will be at the bottom of the garden as in the plans

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 outbuilding was there when we purchased the property, the only change is re-positioning of the said building to the side of the property.
Instead of the path going in between it will go down the side adjacent to the neighbours path.

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

elevations
site plans
ground floor plans
location plan

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?

This is a minor change to the property and does not affect anyone. It is not visible from the road and will not impact on anyone's light or vision.

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

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):

Officer name:

Title

Mrs

First Name

Lowri

Surname

Jones

Reference

P2024/0240

Date (must be pre-application submission)

16/04/2024

Details of the pre-application advice received

the pre application submitted was not complete hence the new one

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

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

Mr Rhys Jenkins - Son - Training & Development Support Officer

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

[Redacted Signature]

Date

10/05/2024