

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

62

Suffix

Property Name

Address Line 1

Old Road

Address Line 2

Town/city

Neath

Postcode

SA11 2BU

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

Easting (x)

274870

Northing (y)

196298

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

Ben

Surname

Moore

Company Name

Address

Address line 1

62 Old Road

Address line 2

Address line 3

Neath Port Talbot

Town/City

Neath

Country

Postcode

SA11 2BU

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Husam

Surname

Sami

Company Name

CCS Solutions Ltd

Address

Address line 1

39 Tan Y Lan Terrace

Address line 2

Morriston

Address line 3

Town/City

Swansea

Country

Postcode

SA6 7DU

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)

Proposed works involve the construction of an L-shaped (wrap-around) dormer extension to the rear and side roof slopes of the existing property at 62 Old Road, Neath, SA11 2BU. The dormer will be constructed under permitted development rights, utilising matching roof tiles to the main roof and uPVC windows to match the existing fenestration.

The dormer will:

- Not exceed the existing roof height
- Be set back a minimum of 200mm from the eaves
- Have obscure-glazed side windows and non opening below 1.7m
- Add no more than 50m³ of additional volume to the original roof space

No new access, street layout, hardstanding, fencing, or drainage alterations are proposed as part of these works. Full details of dimensions, layout, and location are shown on the submitted existing and proposed 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

Single dwelling

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

n/a

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 (main residences)

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 (main residences)

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

The proposed wrap-around (L-shaped) dormer extension complies with the criteria set out under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

As the proposal meets all the requirements of permitted development, it does not constitute development requiring express planning permission, and therefore qualifies for a Certificate of Lawful Development.

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

To submit your building control application you must agree to the below 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.

Lawful development: Proposed use: Lawful development: Proposed use I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to Neath Port Talbot County Borough Council
- 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

Husam Sami

Date

12/05/2025