

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

46

Suffix

Property Name

Address Line 1

Ynys Y Gored

Address Line 2

Town/city

Velindre

Postcode

SA13 2EB

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

Easting (x)

277276

Northing (y)

190689

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

T.

Surname

Reynolds

Company Name

Address

Address line 1

46 Ynys Y Gored

Address line 2

Address line 3

Neath Port Talbot

Town/City

Velindre

Country

Postcode

SA13 2EB

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

Mr

First name

Daniel

Surname

Gadd

Company Name

Dunraven Design Studio Ltd

Address

Address line 1

Suite 8, Homes House

Address line 2

253 Cowbridge Road West

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF55TD

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)

The proposal involves the demolition of an existing single-skin side garage and the construction of a new single-storey lean-to extension to the side of the property.

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 existing use of the land is as a single private dwellinghouse (Use Class C3), which has been in continuous residential use since its construction. The building to be altered - a single-skin side garage - is an original or long-standing structure associated with the dwelling and has formed part of the property's curtilage without interruption. There has been no change of use or enforcement history, and no known planning breaches associated with the land or structures. Therefore, both the use of the land and the existing building are considered lawful.

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

01 - Existing Floor Plans
02 - Existing Elevations
03 - Proposed Floor Plans
04 - Proposed Elevations
05 – Existing and Proposed Site Layout Plan
06 - Planning Statement

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 works involve the removal of an existing single-skin garage and the construction of a single-storey lean-to side extension. The extension complies with all relevant criteria under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order. The proposed structure:

- (1) Does not extend beyond the principal elevation of the original dwelling;
- (2) Has an eaves height of approximately 2.3 metres and a ridge height of approximately 3.585 metres, both within permitted height limits;
- (3) Will be constructed using materials that match the existing dwelling (brickwork, roof tiles, UPVC windows and rainwater goods);
- (4) Does not exceed the 50% curtilage coverage limit;
- (5) Is not located within a conservation area or other designated land.

Given that all criteria for permitted development are met, the proposed extension does not require express planning permission. Therefore, a Lawful Development Certificate should be granted to confirm the lawfulness of the proposal.

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

Daniel Gadd

Date

12/05/2025