

Verification of Application Evidence

Job No. 1263

Revision -

31st May 2025

Applicant

Mr & Mrs Scott Davies

Site Address

91, Ridgewood Gardens, Cimla, Neath. SA11 3QX

Scope of works

The proposed works are for the conversion of the existing garage into a playroom and study area, including removing the garage doors, infilling opening and installing windows.

Introduction

This statement has been produced to accompany a Proposed Lawful development application; its goal is to demonstrate compliance with relevant Welsh Government guidance relating to permitted development works.

Grounds for application for a Lawful Development Certificate.

In making this application / assessment the following documents, have been referenced: -

- The Town and Country Planning (General Permitted Development) Order 1995, schedule 2 part 1. (GPDO)
- Welsh Government, Technical Guidance for "permitted development for householders" version 2 dated April 2014,
- Welsh Government, Planning: a guidance for householders version 3 dated May 2020.

General comments / observations

- The property is a "dwelling house "and does not contain one or more flats.
- The existing house is not listed, within a conservation area, ANOB or world heritage site.
- The local authority has not removed permitted development rights by issuing an "article 4 direction".
- Permitted development rights have not been removed by conditions attached to a previous planning permission to the existing house.
- The proposal will result in no significant external alterations.
- The proposed work would not create a separate dwelling.



GPDO Schedule 2, Part 1 Class A

The enlargement, improvement or other alteration of a dwelling house is permitted unless it does not comply with the following: -

Development not permitted by class A if -	Applicable
(a) the cubic content of the resulting building would exceed the cubic content of the original dwellinghouse - i. in the case of a terrace house or in the case of a dwellinghouse on article 1(5) land, by more than 50 cubic metres or 10 %, whichever is the greater, ii. in any other case, by more than 70 cubic metres or 15%, whichever is the greater, iii. in any case, by more than 115 cubic metres;	No No additional volume added to house.
(b) the part of the building enlarged, improved or altered would exceed in height the highest part of the roof of the original dwellinghouse;	No No increase in height.
(c) the part of the building enlarged, improved or altered would be nearer to any highway which bounds the curtilage of the dwellinghouse than - i. the part of the original dwellinghouse nearest to that highway, or ii. any point 20 metres from that highway, whichever is nearer to the highway;	No Will not result in building closer to highway
(d) in the case of development other than the insertion, enlargement, improvement or other alteration of a window in an existing wall of a dwellinghouse, the part of the building enlarged, improved or altered would be within 2 metres of the boundary of the curtilage of the dwellinghouse and would exceed 4 metres in height;	No No alterations to windows within 2m of boundary
(e) the total area of ground covered by buildings within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	No No increase in ground coverage.
(f) it would consist of or include the installation, alteration or replacement of a microwave antenna	No No antenna
(g) it would consist of or include the erection of a building within the curtilage of a listed building	No Not listed.
(h) it would consist of or include an alteration to any part of the roof	No No alteration to roof.
(i) it would consist of or include the installation, alteration or replacement of solar PV, solar thermal equipment or a flue forming part of a biomass heating system or combined heating and power system	No



Conclusion

It is considered that given that the property has permitted development rights and that the proposed works conform to the Welsh government guidance/policy for such works, then the proposed works are indeed a lawful development, and that the council should confirm this by approving this application.

Signed, Gary Seymour

Dated. 24th April 2025.

