

Date: 15th August 2025

Our Ref: 25.227

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Appendices

Town and County Planning Act 1990 (As Amended)

Lawful Development Certificate

Lawful Development Certificate for proposed conversion of an existing 7 bedroom terraced house (C3 use class) into a 5 bedroom care accommodation (C3b use class).

7 Cimla Road, Neath SA11 3PR

Planning Portal Reference: PP-14257941

The following planning applications and appeals of proposed developments similar to this proposal are considered relevant information for the justification of the case:

Appendix	Application ref.	Location	Description	Decision
Appendix 1	Caerphilly Borough Council, APP/K6920/A/20/3252721 (Appeal ref.)	Saer Coed, Load of Hay Road, Crumlin, NP11 3AY	Conversion of the existing garage to annexe accommodation with the addition of 2 Velux roof	Appeal allowed, 9th September 2020
Appendix 2	Newport City Council, 21/1194	Ty Groeso, Old Langstone Court Road, Langstone, Newport	Lawful Development Certificate for a proposed residential care home for 4no. children	Granted, 13 th January 2022
Appendix 3	North Devon District Council and the First Secretary of State (Queens Bench Division, 30th January 2003) - [2003] J.P.L. 1191	2 Seymour Bungalows, Sandy Lane, Woolacombe, Devon	Dwelling house used as residential home for two children – non-resident carers – whether use fell within Class C2 or Class C3(b) of the Use Classes Order 1987 – material change of use	Appeal dismissed, 30 th January 2003