

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990

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 Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Christopher

Surname

Beard

Company Name

Address

Address line 1

7 Golwg Y Cwm

Address line 2

Cwmgors

Address line 3

Town/City

Ammanford,

Country

United Kingdom

Postcode

SA18 1RS

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed works 1.

To erect a free standing single storey detached (from the main residence by 6 inches as discussed and agreed with building control) wooden construction with insulation, rubber roof, timber joisted floor on existing concrete slabs (replacement of plastic shed) for use as an office.

No footfall generated to/from the office.

Independently solar powered utilising Eco Flow batteries with integral inverter, no mains electricity.

No utilities e.g. water or gas. No radiators, heating supplied by an independent heater powered by Eco Flow

External entrance via the garden through a UPVC door. No other openings, no windows.

Building Control have visited and have advised that due to it being free standing with no utilities from the main residence, building regulations are not required.

Single driveway to be reinstated.

Proposed works 2.

Installation of privately owned solar panels to provide power to the office. *please see attached drawings regarding their position.

Retrospective Planning Permission for existing block built extension which exceeds permissible build by one metre in length.

An extension was erected prior to our purchase of the property, plans were submitted and the building went ahead under 'permissible build'.

Building Control have confirmed that the work has been signed off by them, however when a council official visited the property he observed that the length of the extension exceeded the original plans by one metre. The extension was proposed and built by the previous owners so we do not have any other information available to us and the discrepancy was not picked up on the searches or the independent survey.

Has the work already been started without planning permission?

- ☒ Yes
- ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

30/04/2025

Has the work already been completed without planning permission?

- ☐ Yes
- ☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☐ Yes
- ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
- ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

- ☐ Yes
- ☒ No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building?

☐ Yes

☒ No

(ii) alterations or enlargement to your roof?

☐ Yes

☒ No

(iii) the loss of any trees or hedgerows?

☐ Yes

☒ No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Q2025/0217

Date (must be pre-application submission)

08/08/2025

Details of the pre-application advice received

Pre application advice requested 15 July 2025, . Having considered the nature of submission, I respond as follows.

Relevant Planning History

From an examination of our records, the application site/ property has the following relevant planning history:

- P2021/1226 Single storey rear extension, the works for which include the demolition of an existing rear conservatory, certificate issued 17-DEC-21.
- L1981/0161 Residential development, approved 30-JUN-81.
- L1978/0179 Layout of roads and plots for residential development, approved 04-JUL-78.
- L1976/0627 Construction of domestic dwellings, approved 24-MAY-77.
- L1975/0182 Residential development, approved 22-JUL-75.

From the information provided, it appears that your enquiry seeks advice on the acceptability of the 'outbuilding/office' which has been erected adjoining an existing single storey rear extension at 7Golwg Y Cwm. It is noted that this 'outbuilding' is the subject of enforcement complaint reference E2025/0130.

• Whilst it is noted that the office structure in question is referred to as an outbuilding, as the roof adjoins the existing single storey rear extension, the structure is considered akin to a single storey rear extension. PLEASE NOTE: Further to a visit from Building Control, the office structure is to be detached from the existing single rear extension and therefore will be a stand alone structure and not classed as an extension.

• The planning history for the site evidences that a Lawful Development Certificate was granted for the construction of a single storey rear extension in December 2021 under planning reference P2021/1226. The plans submitted with the Lawful Development Certificate application indicated a form of development which met all of the relevant criteria set out within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The approved plans (an extract of which has been included below) indicated a single storey rear extension with a depth of just 4m and with a roof which sat level with the guttering of the main dwellinghouse. The constructed single storey rear extension has not been built in accordance with the submitted plans, and by virtue of its 5m depth and as the eaves height of the extension exceed the height of the main dwellinghouse at the point that the extension adjoins, planning permission should have been obtained for the extension as built. PLEASE NOTE: This extension was built prior to our purchase of the property and anomalies were not picked up during the searches or as part of the independent (full) survey instructed by us.

The 5m long extension, which was erected in 2022 would require planning permission, in isolation, if a retrospective application were to be submitted for just this element, it is considered that the retention of this structure would not have an unacceptable impact on the residential amenity of neighbouring occupiers.

Solar panels require planning permission

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

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Christopher

Surname

Beard

Declaration Date

21/10/2025

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Christopher

Surname

Beard

Declaration Date

21/10/2025

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission 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

Christopher Beard

Date

21/10/2025