

Planning Statement – Certificate of Lawfulness (Proposed Use)

Property: 7 Underbridge, Pontrhydyfen, Port Talbot, SA12 9RR

Applicant: Richard James Vickery & Sophie Leanne Rees

1. Introduction

I am writing to apply for a Certificate of Lawfulness (Proposed Use) for the above property. The proposal seeks confirmation that the temporary use of the existing dwelling house as a furnished holiday let **is lawful under planning legislation and does not constitute a material change of use requiring planning permission.**

2. Description of Proposed Use

- The property will remain a single, self-contained dwellinghouse with no physical alterations.
 - It will be let on a short-term basis (C6 – short-term holiday accommodation) to families and small groups visiting the local area.
 - Guests will have access only to a small outbuilding (summer house/shed) for secure bicycle storage (up to eight bicycles).
 - The larger garage will remain locked, containing personal and gardening items, and is fully alarmed.
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3. Property Maintenance and Security

- The property is well maintained and presented to a high standard.

- Grounds are maintained by a local gardener.
 - Alarm and CCTV systems are professionally serviced each year.
 - Occupancy is limited to a maximum of 8 guests at any one time.
 - The driveway can accommodate up to 10 vehicles.
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4. Management and Safety

- Holiday let mortgage arranged with Suffolk Building Society.
- Partnered with Hello Guest, a highly rated management company responsible for bookings, changeovers, and safety compliance.
- Gas Safety Certificate and Electrical Installation Condition Report (EICR) completed and certified by licensed contractors in **October 2025**.

Responsible Operation:

- Bookings limited to families and small groups.
 - Hello Guest's protocols include strict guest screening, house rules, and regular inspections.
 - My wife, our two children, and I will personally use the property for approximately 2–3 months each year to carry out maintenance and checks.
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5. Location and Local Impact

- Located in Pontrhydyfen, a quiet village with local amenities including a convenience store, a kebab shop, and traditional pubs.
- Close to Afan Forest Park, offering mountain biking trails and walking routes.

- Use of the property may increase occupancy compared to when it is a private home, but overall use is comparable to a family living there full time.
 - The holiday let is designed to support local tourism and small businesses without negatively impacting the character of the village.
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6. Temporary Use and Lawfulness

- Proposed use is temporary for **3–5 years, or until such time as the property reverts to our primary family home.**
 - The dwelling remains a single-family home with no structural changes.
 - The use is consistent with permitted short-term letting (C6) and **we believe the proposed use is lawful and does not require planning permission under Section 55(2)(f) of the Town and Country Planning Act 1990.**
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7. Supporting Evidence

- Gas Safety Certificate (October 2025)
- Electrical Installation Condition Report (EICR, October 2025)
- Holiday let mortgage approval (Suffolk Building Society)
- Confirmation of holiday let insurance
- Land Registry title confirming ownership
- Council Tax documentation showing the property's long-term use as a family home
- Official estimate and management plan from Hello Guest
- Photographs of the property
- Location plan and site plan

8. Personal Statement

We are a local family originally from Neath Port Talbot, with both parents working as teachers. Our goal in applying for this Certificate of Lawfulness is to manage the property responsibly as a small family-run holiday let, helping us build a future that allows us to return home to Wales in the coming years. We take pride in maintaining the property to a high standard and being considerate neighbours.

We respectfully request that the Council grant this Certificate of Lawfulness to confirm that the proposed use of the property as a short-term furnished holiday let **is lawful**, allowing our family, in partnership with Hello Guest holiday let management company, to manage it responsibly while planning for the future.

Thank you for considering this application. Please do not hesitate to contact me if any further information or supporting documentation is required.

Richard James Vickery & Sophie Leanne Rees

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