

Covering Note – Application for Lawful Development Certificate

Applicant: Alex Clancy

Site Address: 7 Graig Road, Trebanos, Pontardawe, SA8 4BA

Proposal: Confirmation that creation of a track within property boundary to provide off-road parking, using an existing dropped kerb access, is lawful and does not require planning permission.

Background and Purpose

I am seeking a Lawful Development Certificate to confirm that my use of an existing dropped kerb access and the formation of a short track within my boundary to park my vehicle off-road is lawful and does not require planning permission.

The access in question has a long-established dropped kerb, historically serving the local church. This access was regularly used by the congregation, service vehicles, and hearses, generating significantly more traffic movements than I generate now. My works are limited to the formation of a simple track to allow my single vehicle to park clear of Graig Road.

Reasons for Application

1. Existing Access:

The dropped kerb and vehicular access point already exist and have been used historically for church traffic. I have not created a new opening or widened the access.

2. Reduced Intensity of Use:

The frequency of traffic movements is considerably lower than when the access served the church.

3. Within Residential Curtilage:

The track is entirely within my property boundary and does not involve development outside my curtilage.

4. Neighbouring Precedent:

The neighbouring property also uses this access for off-road parking. Another nearby property has its own driveway leading to the rear.

5. Highway Safety Benefits:

Removing my vehicle from the highway reduces congestion and improves safety outside YGG Ysgol Trebannws, a location already known for parking and refuse-collection issues.

Request

I respectfully request that the Council issue a Certificate of Lawfulness confirming that:

- The use of the existing dropped kerb access for my domestic vehicle does not constitute development requiring planning permission; and

- The formation of a simple track within my boundary is permitted development under the Town and Country Planning (General Permitted Development) (Wales) Order 1995 (as amended).

My aim is to achieve compliance and clarity. If the Council considers that planning permission is required, I am willing to submit a formal planning application, but I first seek confirmation of the lawfulness of the existing works.