

VERIFICATION OF PERMITTED DEVELOPMENT

Lawful Development Certificate (Proposed)

Part 1, Class E – Outbuilding

1. Site Details

Address:

21 Smithfield Road

Pontardawe

Neath Port Talbot

Description of Development:

Proposed erection of a detached garden office with pitched roof, incidental to the enjoyment of the dwellinghouse.

2. Relevant Legislation

This application seeks a Lawful Development Certificate (Proposed) under Section 192 of the Town and Country Planning Act 1990 (as amended).

The proposed development falls within **Part 1, Class E** of the **Town and Country Planning (General Permitted Development) (Wales) Order**, which permits the provision of buildings or enclosures within the curtilage of a dwellinghouse, subject to limitations and conditions.

3. Verification of Compliance with Class E

The proposed development complies with all relevant limitations and conditions of Part 1, Class E as follows:

- The proposed building is located **within the curtilage** of the existing dwellinghouse at 21 Smithfield Road, Pontardawe.
- The building is **detached** from the main dwelling.
- The building is positioned **to the rear of the principal elevation** of the dwellinghouse.
- The proposed building will be used **solely as a garden office**, incidental to the enjoyment of the dwellinghouse.
- The building will contain **no sleeping accommodation** and will not be used as a separate dwelling.

- The proposed garden office has a footprint measuring **4.0 metres by 2.5 metres**.
- The building is located **within 2.0 metres of the site boundary** and has a **maximum overall height of 2.5 metres**, in full accordance with the height restrictions set out in Class E.
- The proposed development, when taken together with any existing buildings or structures within the curtilage, **does not exceed 50% of the total area of land surrounding the original dwellinghouse**.
- The proposal does not involve any verandas, balconies, raised platforms, or other features restricted under Class E.

4. Supporting Drawings

The following drawings have been submitted in support of this application and form part of the verification evidence:

- Location Plan (Scale 1:1250)
- Site / Block Plan (Scale 1:200)
- Proposed Floor Plan
- Proposed Elevations (showing overall height of 2.5 metres)

These drawings clearly demonstrate the position, dimensions, and height of the proposed building in relation to the dwellinghouse and site boundaries.

5. Conclusion

On the basis of the information provided and the submitted drawings, the proposed development constitutes **permitted development** under **Part 1, Class E** of the Town and Country Planning (General Permitted Development) (Wales) Order.

The proposal is therefore lawful, and a **Lawful Development Certificate (Proposed)** is respectfully requested.

Applicant: Gareth Hughes

Date: 18/12/2025