

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991; Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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

36

Suffix

Property Name

Address Line 1

Tudor Gardens

Address Line 2

Town/city

Waunceirch

Postcode

SA10 7RX

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

Easting (x)

274099

Northing (y)

198412

Description

Applicant Details

Applicant Details

Name/Company

Title

Dr

First name

Zack

Surname

Saud

Company Name

Address

Address line 1

36 Tudor Gardens

Address line 2

Address line 3

Neath Port Talbot

Town/City

Wauanceirch

Country

United Kingdom

Postcode

SA10 7RX

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
- ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
- ☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The proposal is for the use of the property as a short-term holiday let (Use Class C6). The property will be let to a single group/family at a time, consistent with the scale of a standard residential dwelling. No industrial processes will be carried out, and no machinery will be installed. The property will continue to function as a standard domestic dwelling with typical household appliances. The residential use will be 24 hours a day, consistent with a holiday home. There are no 'business hours' as the use is for overnight accommodation. It will be available for commercial let (with the intent to make a profit) for at least 252 nights per annum.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The existing use of the property is a private dwellinghouse used as a second home (Use Class C5). Date when use ceased is not applicable as it is current Use

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The property was constructed as a dwellinghouse and has been used continuously as such since purchase over a decade ago. We have paid Council Tax as a domestic dwelling and the dwelling has functioned as a self-contained unit with its own kitchen, bathroom, and entrance.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C5 - Dwellinghouses (non-main residences)

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C6 - Short-term lets

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposal constitutes a change from Use Class C3 to Use Class C6. This change is permitted under the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2022. Neath Port Talbot Council has not issued an Article 4 Direction to remove PD rights for changes between C3/C5 and C6 in this area. The property will remain a single self-contained unit used for residential-style accommodation. The use will not result in a "material change in the character of the dwelling" that would otherwise trigger a need for planning permission.

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Advised to apply for certificate of lawfulness and provide 4 years worth of continuous council tax records to evidence that existing/lawful use of property is as a single dwellinghouse.

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

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☐ Lessee
- ☐ Occupier
- ☒ Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

- ☒ Yes
- ☐ No

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Zack Saud

Date

13/03/2026