

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

51

Suffix

Property Name

Address Line 1

Ascot Drive

Address Line 2

Town/city

Baglan

Postcode

SA12 8YL

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

Easting (x)

275391

Northing (y)

193136

Description

Applicant Details

Applicant Details

Name/Company

Title

Mrs

First name

Giuliana

Surname

Howard

Company Name

Address

Address line 1

51 Ascot Drive

Address line 2

Baglan

Address line 3

Town/City

Port Talbot

Country

GB

Postcode

SA12 8YL

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

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 application site is an existing residential dwellinghouse. The proposal is for the installation of wall-mounted photovoltaic solar panels to the side elevation of the property. The panels will project approximately 100mm from the wall surface, which is below the 200mm permitted development limit. The panels will not be installed above the roof ridge, will be sited to minimise visual impact as far as practicable, and will be removed when no longer needed for microgeneration. No change of use is proposed.

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:

Please select...

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:

Please select...

Is the proposed operation or use

- ☐ Permanent
- ☒ Temporary

If Temporary please give details

The panels will not be installed above the roof ridge, will be sited to minimise visual impact as far as practicable, and will be removed when no longer needed for microgeneration.

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

As Wales moves forward in developing the minimising of the "carbon footprint" of every household, innovation like this will inspire other people to question the benefits of new technology. Also this Green Energy will combine with our heat pump installation to work seamlessly together in lowering this even further, and removing our dependency from the National Grid, which is undeniably good for all concerned!

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 *****

Reference

51 Ascot Drive SA12 8YL

Date (must be pre-application submission)

16/04/2026

Details of the pre-application advice received

Good afternoon, If you wish to confirm that alterations to a dwellinghouse consisting of the installation of solar panels is permitted development and does not require planning permission, we would advise submitting an application for a Certificate of Lawful Development Proposed. To apply for a Lawful Development Certificate, we would advise utilising the online planning portal <https://www.npt.gov.uk/planning-and-building-control/planning-applications/check-if-you-need-planning-permission/> The onus is on you to demonstrate that the proposal is permitted development. Your application should be accompanied by an application form (please find attached) together with the following scaled drawings/plans: Location plan displaying the application site in its surrounding context. Location plans are typically submitted at an identified standard metric scale (typically 1:1250 or 1:2500) and must contain a north arrow. Block/site plan showing the proposed development in relation to the property boundary. Site plans are typically submitted at a scale of either 1:200 or 1:500 and must contain a north arrow. Existing and proposed elevation drawings at a scale of 1:50 or 1:100 showing the front, sides and rear elevations (where possible) together with the materials, colours and finishes of the host property/development proposed. Existing and proposed floor plans (roof plans particularly for this case) are required when changes are made to the appearance, shape or position of a roof. The roof plan is to be produced at a scale of 1:50 or 1:100 and should include all features of the roof. Please note that a fee is payable for a Certificate application, which is half the normal application fee. I hope this information is of assistance to you, however it is given without prejudice to the Council's position in the determination of any application which may be submitted. Kind regards, Thomas Lewis

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

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

Giuliana Howard

Date

03/06/2026