

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

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Applicant Details

Name/Company

Title

Dr

First name

Iestyn

Surname

Davies

Company Name

BEAR Hair Ltd

Address

Address line 1

Perthigwynion Farm

Address line 2

Rhyd-Y-Fro

Address line 3

Pontardawe

Town/City

Swansea

Country

United Kingdom

Postcode

SA8 4TA

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 relates to an existing lawful dwellinghouse that has been used continuously as a private residence. No building works, extensions or alterations are proposed. The proposed business activities would be carried out from within the existing dwelling without altering the primary residential use of the property. The dwelling would remain occupied as a private home throughout.

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

Supporting Planning Statement – Proposed Home-Based Telemedicine Business (BEAR Hair Ltd)

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:

C3 - Dwellinghouses (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:

C3 - Dwellinghouses (main residences)

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

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

A Lawful Development Certificate is sought to confirm that the proposed home-based telemedicine business does not constitute a material change of use requiring planning permission.

The property will remain primarily in residential use (Use Class C3), with the proposed business activities being ancillary to that use. The business will provide remote medical consultations relating to hair loss using secure online and telephone communication. No patients will attend the property, no face-to-face consultations will take place, and no medicines will be stored, dispensed or collected from the premises. Where treatment is prescribed, medicines will be supplied directly to patients by an independent registered pharmacy.

The business will be operated by a single occupant working from an existing home office within the dwelling. No external alterations, extensions, signage or advertisements are proposed, and there will be no material increase in traffic, parking demand, deliveries, noise or other activity that would alter the residential character of the property or adversely affect neighbouring amenity.

The proposed activities are administrative and professional in nature and are comparable to other forms of home working. The dwelling will continue to function as a private residence, with the business use remaining clearly ancillary to the primary residential use.

It is therefore considered that the proposal does not result in a material change of use requiring planning permission, and that the property will remain within Use Class C3. Accordingly, a Lawful Development Certificate is sought to provide formal confirmation of the lawful planning status of the proposed home working arrangement.

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

3254948

05/08/2026

Details of the pre-application advice received

Pre-application advice was sought from Neath Port Talbot Council Development Management regarding whether planning permission would be required for a proposed home-based telemedicine business operated from an existing dwelling. Following consideration of the enquiry, it was advised that an application for a Lawful Development Certificate should be submitted to determine the lawful planning status of the proposed use. This application has therefore been submitted in accordance with that advice.

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 Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

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

Iestyn Davies

Date

12/08/2026