

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.

1. Site Details

Number	5
Suffix	
Property name	
Address line 1	Fairfield Avenue
Address line 2	Canton
Town/city	Cardiff
Postcode	CF5 1BR

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

Easting (x)	315235
Northing (y)	176827

Description

2. Applicant Details

Title	Ms
First name	Bethan
Surname	Davies
Company name	
Address line 1	5, Fairfield Avenue
Address line 2	Canton
Address line 3	
Town/city	Cardiff

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="CF5 1BR"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Stelios"/>
Surname	<input type="text" value="Karouzakis"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="5 Fairfield Avenue"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Cardiff"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CF5 1BR"/>
Primary number	<input type="text" value="07511538013"/>
Secondary number	<input type="text"/>
Email	<input type="text" value="stelioska@gmail.com"/>

4. Description of Proposal

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

Yes No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

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

5. 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

5. Grounds for Application

The height of the eaves is under 3m.
The proposal does not exceed 4m in height.
Does not project beyond the rear wall of the original dwelling by more than 4metres.
No verandas, raised platforms, roof terraces or balconies are proposed.
Appearance of materials in wall and roof match existing.

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

Existing and proposed drawings as listed below:
0105-10100-5 Fairfield Avenue -Existing Floor Plans
0105-10200-5 Fairfield Avenue - Existing GA Plan Demo
0105-10600-5 Fairfield Avenue - Existing Sections
0105-30100-5 Fairfield Avenue - Proposed Floor Plans
0105-30610-5 Fairfield Avenue - Proposed Sections
0105-30610-5 Fairfield Avenue - Rear Elevations Existing & Proposed
0105-90000-5 Fairfield Avenue - Block Plan

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

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

Is the proposed operation or use

Permanent Temporary

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

The development is at the rear of the property (not on principal elevation).
Does not exceed 50% of the total area of the curtilage Eaves height are not higher than the eaves height of the part of the house from which the extension projects
The height of the eaves is under 3m.
The proposal does not exceed 4m in height.
Does not project beyond the rear wall of the original dwelling by more than 4metres.
No verandas, raised platforms, roof terraces or balconies are proposed.
Appearance of materials in wall and roof match existing.

6. 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

7. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes No

8. 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

9. Interest in the Land

Please state the applicant's interest in the land

9. Interest in the Land

- a) Owner
- b) Lessee
- c) Occupier
- d) Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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.

Date (cannot be pre-application)

21/02/2021