

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	9
Suffix	
Property name	
Address line 1	Turberville Place
Address line 2	Pontcanna
Town/city	Cardiff
Postcode	CF11 9NX

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

Easting (x)	316678
Northing (y)	176819

Description

2. Applicant Details

Title	Mr
First name	
Surname	James
Company name	
Address line 1	9, Turberville Place
Address line 2	Pontcanna
Address line 3	
Town/city	Cardiff

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="CF11 9NX"/>
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="Mrs"/>
First name	<input type="text" value="Cathryn"/>
Surname	<input type="text" value="Teagle-Davies"/>
Company name	<input type="text" value="TDArchitect"/>
Address line 1	<input type="text" value="19 conybeare road"/>
Address line 2	<input type="text" value="Victoria Park"/>
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 1GB"/>
Primary number	<input type="text" value="02920342465"/>
Secondary number	<input type="text" value="07971277493"/>
Email	<input type="text" value="info@tdarchitect.co.uk"/>

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

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

5. Grounds for 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:

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 single storey ground floor extension and dormer loft conversion will provide useful space for the existing family dwelling. It is proposed that the extension and dormers be within the parameters set out in the permitted development guidance. Ground floor extension - length to be 4m, height at eaves to be 2.62m, height at ridge to be 3.9m. Dormers - height lower than existing house ridge, set back min 200mm from eaves.

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

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

Proposals generally acceptable. Dormers to be to permitted development and shower room window to be obscure glazed & unopening below 1.7m from finished floor level.

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

- 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)

14/06/2021