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## Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

### 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         | 44         |
| Suffix         |            |
| Property name  |            |
| Address line 1 | Manor Park |
| Address line 2 |            |
| Town/city      | Newbridge  |
| Postcode       | NP11 4RT   |

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

|              |        |
|--------------|--------|
| Easting (x)  | 321033 |
| Northing (y) | 197849 |

Description

|  |
|--|
|  |
|--|

### 2. Applicant Details

|                |                |
|----------------|----------------|
| Title          | Mr & Mrs       |
| First name     | S              |
| Surname        | Williams       |
| Company name   |                |
| Address line 1 | 44, Manor Park |
| Address line 2 |                |
| Address line 3 |                |
| Town/city      | Newbridge      |
| Country        | United Kingdom |
| Postcode       | NP11 4RT       |

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title

First name

Elliott

Surname

Pardington

Company name

Elliott Pardington Architecture

Address line 1

Drybridge House

Address line 2

Drybridge Park

Address line 3

Drybridge Park

Town/city

Monmouth

Country

United Kingdom

Postcode

NP25 5AS

Primary number

07500909155

Secondary number

Email

mail@elliottpardington.com

4. Description of Proposed Works

Please describe the proposed works:

Replacement and extension of existing balcony. Extension of existing decking area adjacent dwelling, construction of new stepped access and new decking area to lower garden area near eastern boundary.

Has the work already been started without planning permission?

☐ Yes ☒ No

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

6. Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

☐ Yes ☒ No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

## 7. Biodiversity and Geological Conservation

Does your proposal involve:

- (i) demolition of a building? ☐ Yes ☒ No
- (ii) alterations or enlargement to your roof? ☐ Yes ☒ No
- (iii) the loss of any trees or hedgerows? ☐ Yes ☒ No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

## 8. 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

## 9. 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 | Jacob       |
| Surname    | Cooke       |
| Reference  | SPA/20/0076 |

Date (Must be pre-application submission)

22/10/2020

Details of the pre-application advice received

The rear of the application site is intermittently screened by mature vegetation to the rear boundary. The site levels decline significantly from the rear elevation to the highway located to the east of the site. The neighbouring dwellings feature balconies of varying design. Views from these existing balconies already overlook the rear amenity spaces of neighbouring dwellings. The main concern is to ensure that the proposal provides adequate screening to the side elevations facing the common boundary with neighbouring properties. This is to ensure that the proposal would not adversely impact privacy on the first tier terrace level and the balcony off the living room. The changes to the two lower tiers are considered to not adversely impact neighbouring properties.

To conclude, should an application for the proposed development be submitted, it is likely to gain Officer support. However, suitable screening would need to be in place to ensure neighbouring amenity is not affected.

## 10. 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

## 11. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

## 11. Ownership Certificates

Person role

- ☐ The applicant  
☒ The agent

|                  |   |
|------------------|---|
| Title            | <input type="text" value="Mr"/>         |
| First name       | <input type="text" value="Elliott"/>    |
| Surname          | <input type="text" value="Pardington"/> |
| Declaration date | <input type="text" value="15/08/2021"/> |

☒ Declaration made

## 12. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding  
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

|                  |  |
|------------------|--|
| Person role      | <input type="radio"/> The applicant <input checked="" type="radio"/> The agent |
| Title            | <input type="text" value="Mr"/>  |
| First name       | <input type="text" value="Elliott"/>   |
| Surname          | <input type="text" value="Pardington"/>  |
| Declaration Date | <input type="text" value="15/08/2021"/>  |

☒ Declaration made

## 13. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

|                                  |   |
|----------------------------------|---|
| Date (cannot be pre-application) | <input type="text" value="15/08/2021"/> |
|----------------------------------|---|