



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	<input type="text"/>
Suffix	<input type="text"/>
Property name	Sunnybank
Address line 1	John Smiths Lane
Address line 2	Great Oak
Town/city	Bryngwyn
Postcode	NP15 2DD

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

Easting (x)	338762
Northing (y)	209860

Description

**2. Applicant Details**

Title	<input type="text"/>
First name	Emma
Surname	Studley
Company name	<input type="text"/>
Address line 1	Sunnybank
Address line 2	John Smiths Lane
Address line 3	Great Oak
Town/city	Bryngwyn
Country	<input type="text"/>

## 2. Applicant Details

Postcode	<input type="text" value="NP15 2DD"/>
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

No Agent details were submitted for this application

## 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)

A single storey side extension, for the purpose of creating an extra domestic living room seating area. Will consist of a 4x4 Square ft dimension which is less than 50% of the width of the existing house.

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

-The development proposed is a single storey building which will be located on the side of the house.  
-The dimensions proposed are 4x4 sm, which is considered less than 50% of the width of the existing house.  
-This means the eaves height of the extension will not exceed the eaves height of the part of the house from which the extension projects.  
-The extension will not project beyond a wall composed in the principle elevation  
-The material proposed externally are intended to match that of the existing materials and home  
- The extension is more than 5m from the highway  
- There are no proposed balconies, terraces, or raised platforms including verandas  
-Much less than half of the land surrounding the existing house will be covered

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

- A architect drawing of the plan showing it's location, size, roof and materials used is attached to scale.

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

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

The side extension meets the required criteria for a single storey side extension within permitted development conditions

## 6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

## 6. Site Visit

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

Mr JONES stated that providing the side extension was within the permitted development criteria, and building regulators advice was sought and adhered to then the proposed extension would be considered within permitted development. He attended a sight visit and confirmed the criteria had been met, he advised to submit an application in order to finalise the development should any written confirmation be requested at a later date.

## 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)