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Cyngor Sir Fynwy  
Neuadd y Sir, Rhadyr, Brynbuga  
NP15 1GA

## 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

Wye View House

Address Line 1

Tintern Road

Address Line 2

Barbadoes Hill

Town/city

Tintern

Postcode

NP16 6ST

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

Easting (x)

352689

Northing (y)

200907

Description

### Applicant Details

# Applicant Details

## Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Email address

## 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 description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposal is to erect a timber-framed outbuilding with dual-pitched roof for the purpose of part storage and part summerhouse within the curtilage. The proposed building is to the rear of the dwelling and within 20 metres of the dwelling. Its footprint will be 4m x 3m and will be at least 2m inside the boundary. The height of the proposed building is 3.1m to the apex of the roof, (2.1m to the eaves), and will be clad on all sides with live-edged timber, with windows and door to the front (south south east facing - facing the dwelling) and side aspects only. The roof will be man-made smooth slate.

There will be no change to land levels and no alteration to access of the land.

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 proposed outbuilding meets all the requirements as set out by the Town and Country Planning Order 2013 as within permitted development. The outbuilding will be located to the rear of the property and is not located nearer to a highway. The outbuilding will be a minimum of 2m from the boundary, within 20m of the dwelling, and will cover an area of 12 square metres and a height of 3.1m at the apex of the roof.

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

### 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:

Is the proposed operation or use

- Permanent  
 Temporary

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

Because the proposed outbuilding is within permitted development.

## 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

DM/2022/01432

Date (must be pre-application submission)

03/10/2022

Details of the pre-application advice received

"The principle of an outbuilding within the curtilage of the property is deemed to be acceptable, subject to it meeting the requirements as set out by the Town and Country Planning Order 2013. It is recommended that the applicant apply for a certificate of Proposed Lawful Development as this will offer certainty that what they are proposing is permitted development and does not require planning permission. From the information provided and from our chat, it does appear that the outbuilding will not require planning permission."

"From our discussion and from the information submitted with this pre-application, it does appear that the proposal falls within permitted development. The use of timber is considered to be in keeping with the rural area. The outbuilding will be located to the rear of the property and is not located nearer to a highway. The shed will not be within 2m of the boundary and therefore can be up to 4m in height."

## 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

## Declaration

I / We hereby apply for Lawful development: Proposed use as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted 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

Jane Roscoe

Date

07/11/2022