



Development Management / Rheoli Datblygu  
 City of Cardiff Council / Gyngor Dinad Caerdydd  
 County Hall / Dinas y Sir  
 Cardiff / Caerdydd  
[www.cardiff.gov.uk/dc](http://www.cardiff.gov.uk/dc)  
 Email / E-bost: [developmentcontrol@cardiff.gov.uk](mailto:developmentcontrol@cardiff.gov.uk)  
 Telephone / Ffôn: 029 22330800

## 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.

#### 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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

#### Applicant Details

Name/Company

Title

Mrs

First name

Heather

Surname

Lewis

Company Name

## Address

Address line 1

56 Manor Rise

Address line 2

Whitchurch

Address line 3

Cardiff

Town/City

Cardiff

Country

United Kingdom

Postcode

CF14 1QJ

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Wesley Charles Moir

Surname

Withey

Company Name

eDEN Garden Rooms

## Address

Address line 1

347 st marys lane

Address line 2

Address line 3

Town/City

Upminster

Country

United Kingdom

Postcode

RM14 3HP

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

The proposed building is single storey with a flat roof and with a 12.68m<sup>2</sup> internal footprint is relatively small scale in the garden at 56 Manor Rise.

The new building delivers a premium aesthetic with the combination of grey aluminium glazing and western cedar wood, therefore improving the general features of the garden and the view for onlookers/residents.

The building will be single-storey with a height of 3.0m and a flat roof with the location at the top right corner of the garden, in close proximity of the tree of the next door neighbour, and therefore well hidden by the trees/greenery surrounding the location. The use of screw pile foundations means minimal impact to the tree and its irrigation.

The garden room will provide essential additional space for the residents, providing an essential space for exercise and relaxation, with some of the equipment already in possession, requiring an increased internal (2.4m) and external (3.0m) height. Buildings of a similar nature are to be seen on the same street and to the rear, with far greater heights and inferior aesthetics.

Materials will be as follows:

- Foundations: Screwpile foundations
- Structure: Pre-designed timber frame panels
- Roof: Single-ply EPDM rubber membrane
- Insulation: 90mm in the floors and ceilings and 70mm in the walls
- Exterior cladding: Timber-clad in Western Red Cedar with powder coated aluminium grey facias
- Door and window frames: Thermo-efficient, double-glazed doors with aluminium powder coated frame and windows.

The proposal comprises sustainable development, as well as complying with national and local planning policy.

On the basis the garden room will add significant enhancements to the home life and wellbeing of the residents at 56 Manor Rise, and is in a well concealed area of the garden amongst trees and greenery, we request this application is approved.

Has the work already been started without planning permission?

- Yes  
 No

## 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.**

## 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'**

## 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.**

## 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

## 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

## Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

Yes

No

## Certificate of Ownership - Certificate A

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.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Wesley Charles Moir

Surname

Withey

Declaration Date

09/10/2023

Declaration made

## 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

The Applicant

The Agent

Title

Mr

First Name

Wesley Charles Moir

Surname

Withey

Declaration Date

09/10/2023

Declaration made

## Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, 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.

I/We also accept that:

- Once submitted, this information will be made available 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

Wesley Charles Moir Withey

Date

09/10/2023