

David Shand
49 Blackoak Road
Cyncoed
Cardiff
CF23 6QU

Planning Registration Dept
Cardiff CC
Cathays Park
Cardiff
CF10 4UW

20th November 2023

Dear Planning Dept,

This application for a Certificate of Lawful Development – Existing, has been completed to the best of my ability but I was not 100% clear about some aspects of the questions asked – especially in respect of the question;

“Which category describes the existing use or operation or development for which the certificate is sought”

I selected - ‘An existing use: C3 dwelling houses’ which seemed to be the closest possible selection. However, for clarity, I just want to point out that the ‘development’ for which a certificate of Lawful Development is being sought, is most easily described as a polycarbonate roof cover an existing patio area & I’m not sure that this constitutes a change of use or not? Although we’ve referred to this space as a ‘garden room’, it is not technically a room as such, because it has no windows or doors and is open to the elements at the rear.

This application is only being submitted because although we continue to believe that the Garden room falls within ‘permitted development,’ in trying to sell our property, our prospective buyer has insisted that we obtain a Certificate of Lawful Development & hence this application.

This application is supported by a Location Plan with the property outlined in red (Scale 1:1250) and although it is not possible to include drawings to show the location of the development and its size. I have included annotated photos that provide relevant dimensions on the photographs - which I hope will be sufficient in lieu of drawings to determine that this existing development is within the ‘permitted development’ limitations.



David Shand
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