



Planning Division
Penallta House
Tredomen Park
Tredomen
Ystrad Mynach
Hengoed
CF82 7PG
Tel: 01443 815588

Isadran Cynllunio
Tŷ Penallta
Parc Tredomen
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Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

REFUSAL OF CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT

APPLICATION NO. 24/0033/CLPU

APPLICANT

Mr & Mrs G Davies
St Albans
Llanarth Road
Springfield
Pontllanfraith
Blackwood
NP12 2LG

AGENT

AJ Planning And Development
Mr A Ayles
Office 14
35 Stow Park Circle
Newport
NP20 4HF

CAERPHILLY COUNTY BOROUGH COUNCIL hereby certifies that on 16 January 2024, the operations described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this Certificate, would not be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

Having regard to the conditions associated with the enlargement of a dwellinghouse as set out in Class A, the length of the proposed single storey rear extension would extend beyond the rear wall of the original dwellinghouse by more than 4 metres and therefore would not constitute permitted development in accordance with the requirements of Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013. As such, the proposed development would not be lawful.

And, as such, would not be lawful in accordance with Section 192 of the Town and Country Planning Act 1990 (as amended by Section 10 of the Planning and Compensation Act 1991).

A handwritten signature in black ink, appearing to read 'Rhue Kyste', written in a cursive style.

DATED: 24 January 2024

Head of Regeneration and Planning



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First Schedule

Obtain a Lawful Development Certificate for proposed single storey rear extension.

Second Schedule

St Albans, Llanarth Road, Springfield, Pontllanfraith.



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NOTES

This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).

It certifies that the use*/operations*/matter* specified in the First Schedule taking place on the land described in the Second Schedule was*/were*/would have been* lawful on the specified date, and thus, was*/were*/would have been* liable to enforcement action under Section 172 of the 1990 Act on that date.

This Certificate applies only to the extent of the use*/operations*/matter* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use*/operations*/matter* which is*/are* materially different from that*/those* described or which relate/s* to other land may render the owner or occupier liable to enforcement action.

The effect of the Certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or operations begun, in any of the matters relevant to determining such lawfulness.

If you are aggrieved by the decision of your Local Planning Authority to refuse this Certificate, you may appeal to Planning and Environment Decisions Wales under Section 195 of the Town and Country Planning Act 1990. If you wish to appeal, then you must do so within six months of the date of this notice, using a form which can be obtained from Planning and Environment Decisions Wales, 2nd Floor West, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ / [Appeal a planning decision | GOV.WALES](#)