

# AJ Planning and Development

Office 14, 35 Stow Park Circle, Newport, NP20 4HF

Tel: 07875 523772

E-Mail: [ajplanning@hotmail.com](mailto:ajplanning@hotmail.com)

Head of Planning  
Caerphilly County Borough Council,  
Tŷ Tredomen,  
Parc Tredomen,  
Ystrad Mynach,  
Hengoed.  
CF82 7WF

Monday, 15<sup>th</sup> January 2024



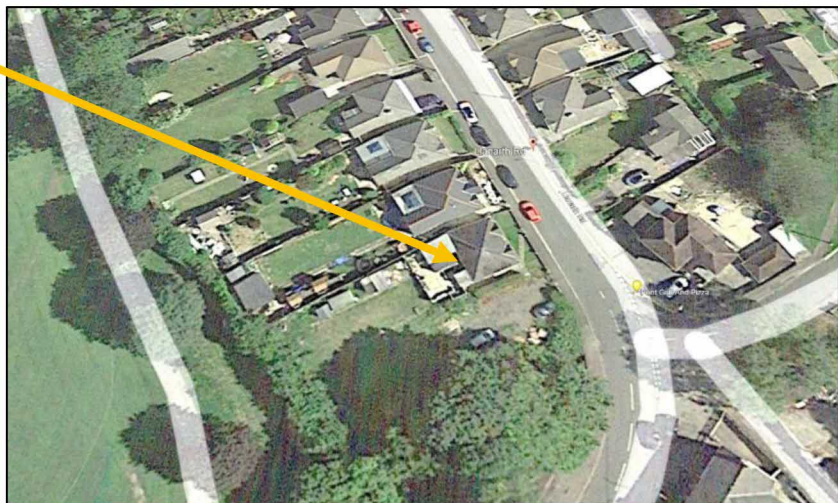
Dear Sir/Madam,

**ST ALBANS, LLANARTH ROAD, PONTLLANFRAITH, BLACKWOOD, NP12 2LG**  
**LAWFUL DEVELOPMENT CERTIFICATE – PROPOSED WORKS TO THE HOUSE**  
**(REAR INFILL EXTENSION).**

I am writing on behalf of my client, Mr and Mrs Davies (the applicants) to apply for a Lawful Development Certificate (Proposed) in relation to a proposed householder development proposal for a single storey rear infill extension. The application is supported by the following documents:

- a) Application Form.
- b) Location Plans.
- c) Planning Drawings:
  - Existing Floor Plans and Elevations, plan reference: R849-03 A1.
  - Proposed Floor Plans and Elevations, plan reference R949-04.2 A1.

Proposed extension placement  
within infill space.

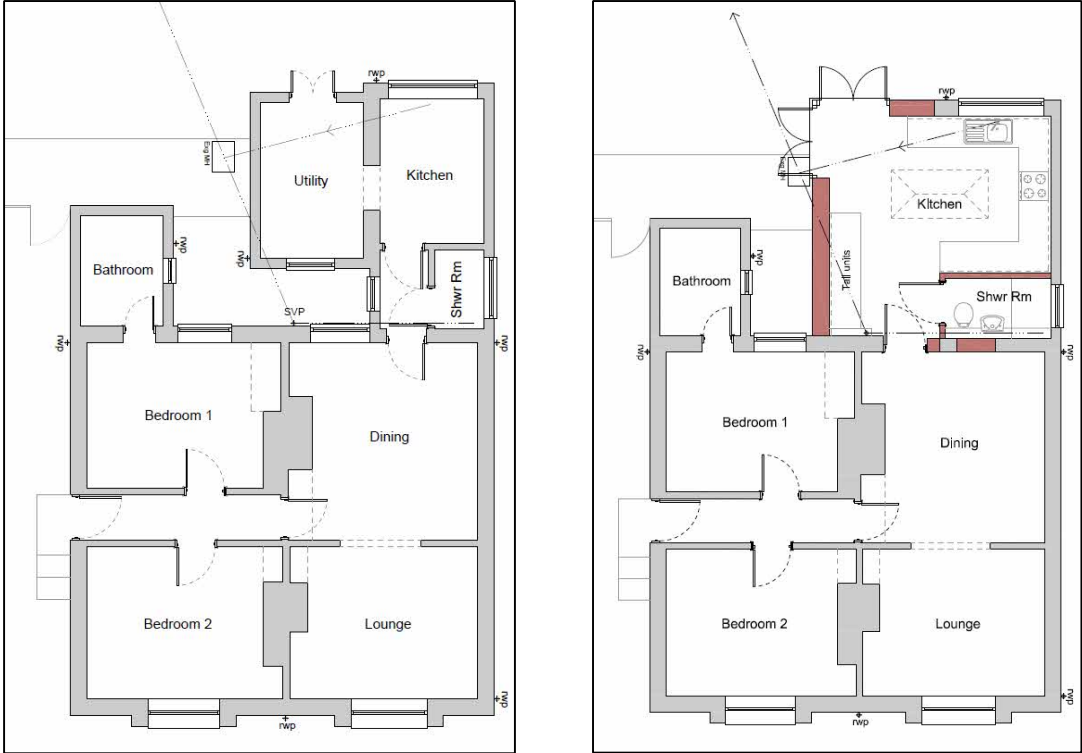


Director: A.J.Ayles BA (Hons) BTP MRTPI

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As shown above and detailed in the planning drawing extracts below, the applicants wish to reorganise the space within the bungalow dwelling by inserting an extension upon existing hardstanding space adjoining the existing kitchen and shower room at the rear of the property.

***Existing and Proposed Floor Plans and Elevations***



***Aerial View of Application Site***



## **Site Description**

St Albans comprises one of a row of detached bungalows situated on Llanarth Road in Pontllanfraith. The dwelling is set within a sizeable garden within a large plot.

The application seeks 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.

As identified within Welsh Government Planning guide for householders (Version 3, May 2020), with regard to rear extensions, it is advised that any single storey rear extension will need to meet all of the following conditions; otherwise, a planning application will need to be submitted to the local planning authority:

- 1) No more than half of the area of land around the “original house” can be covered by additions or other buildings - appendix (a).
- 2) The eaves height of the extension cannot be higher than the eaves height of that part of the house from which the extension projects - appendix (b).
- 3) If your extension is located within 2 metres of any boundary of your house, the eaves height of the extension cannot exceed 3 metres - see appendix (b).
- 4) The extension cannot be more than 4m long - length should be measured from the rear wall of the original house to the outer edge of the wall of the extension.
- 5) The extension cannot be more than 4 metres in height - you should measure the height of the proposed extension from the ground level immediately next to it.
- 6) The appearance of the materials used in the extension (both the walls and roof) must, as far as possible, match the appearance of those on your existing home. The requirement to match materials does not apply to conservatories.
- 7) No verandas, raised platforms, roof terraces or balconies (other than a Juliet balcony that has no platform, does not project from the extension by more than 300mm, and is not on the principal elevation of your house). No shutters on the principal elevation.

As shown in the planning drawings, the single storey rear extension meets all the above criteria, only utilising a small infill section on the existing hardstanding within the dwelling site; therefore, a planning application is not necessary, and a Lawful Development Certificate can be issued accordingly.

Yours Faithfully,



**Andrew Ayles**  
**Director**

Enc

C.c Client