



Tredomen House
Tredomen Park
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Hengoed CF82 7WF
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Parc Tredomen
Ystrad Mynach
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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

2 Glan-y-nant

Address Line 1

Cwm-nant-yr-odyn

Address Line 2

Springfield

Town/city

Pontllanfraith

Postcode

NP12 2DU

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

Easting (x)

318566

Northing (y)

195393

Description

Applicant Details

Applicant Details

Name/Company

Title

Mr

First name

Simon

Surname

Reader

Company Name

Address

Address line 1

2 Glan-y-Nant

Address line 2

Cwmnantyrodyn

Address line 3

Pontllanfraith

Town/City

Blackwood

Country

United Kingdom

Postcode

NP12 2DU

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

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)

I would Like to Build A Sunroom onto the rear of my existing property.

Currently I have double doors (patio doors) that extend onto the rear yard.

The plan is to build a building that has a 3000mm Projection from the rear of the house and will be 3600mm wide, This will be directly in front of the current Patio Doors.

The planned construction would match the current house - so would be Block Walls with K Render to match and an Edwardian Style Tiled Roof - in Slate to match the house.

The Wall to the left - 3000mm Projection would be mainly solid with 2 high level ventilation windows - thus providing privacy from/to neighbour - windows in Brown wood effect UPVC.

The Wall to the front - 3600mm Width would be a 900mm high Dwarf Wall with likely 3 Pillars (to provide lintel support for roof) and 2 of 3 Windows in Brown Wood Effect UPVC

The Wall to the right - 3000mm Projection would be 2 pillars and a dwarf wall 900mm high - with a single or double Patio Door (TBC)

The roof structure would be an insulated Edwardian Style construction covering the Sunroom and will include a Velux Style Window for Light and Ventilation.

All drainage from gutters would go into existing.

No change in access to the Property.

The alteration is not visible from the road.

The room will be used for residential use for me and my wife and is just to extend the main living room space.

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 property is currently a residential house and this is just a small extension to the rear - as part of the works I will relay the rear yard and make small changes to existing internal walls (not on boundary) to relocate a 3 step staircase 2000mm away from its current position.

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

None - I believe its Permitted Development - just wanted to be sure.

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:

Other

Other (please specify)

Residential

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:

Other

Other (please specify)

Residential

Is the proposed operation or use

- Permanent
 Temporary

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

I believe the works are allowed under permitted development - but would prefer certainty - before starting works.

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

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 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

Simon Reader

Date

29/01/2024