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## 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

6 Brynhyfryd, Annexe

Address Line 1

Old Parish Road

Address Line 2

Town/city

Hengoed

Postcode

CF82 7HU

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

Easting (x)

315095

Northing (y)

195224

Description

#### Applicant Details

Name/Company

Title

Mrs.

First name

Margaret

Surname

Lippard

Company Name

## Address

Address line 1

6 Brynhyfryd, Annexe

Address line 2

Old Parish Road

Address line 3

Town/City

Hengoed

Country

Caerphilly County Borough

Postcode

CF82 7HU

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

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

Secondary number

Email address

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

## Agent Details

Name/Company

Title

Mr

First name

David Gwyn

Surname

Morley

Company Name

Egero Architects

## Address

Address line 1

2, Lily Street

Address line 2

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF243EB

## Contact Details

Primary number

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

Secondary number

Email address

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

## Description of Proposed Works

Please describe the proposed works

Convert and extend annexe building to provide a Single dwelling for independent occupation and retain and improve existing vehicular access.

Has the work already been started without planning permission?

- Yes  
 No

If Yes, please state when the development or work was started (date must be pre-application submission)

01/03/2023

Has the work already been completed 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

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

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

First Name

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

Surname

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

Reference

ref 22/1056/FULL

Date (must be pre-application submission)

24/11/2023

Details of the pre-application advice received

A meeting was held on site with Mr Pyne and Mr Harris (Tree Officer) on 14th December 2023, as the current proposals are similar but deviate from those previously submitted, the application (22/1056/FULL) should be withdrawn and a new application submitted. - This has been done.

In an email dated 01.03.2024 - Mr Pyne wrote:

I would recommend the development description be amended to:

Convert and extend annexe building to provide a Single dwelling for independent occupation and retain and improve existing vehicular access.

It is recommended that you show a vehicle access with parking for a minimum of two vehicles within the site and the ability to turn and leave the site in a forward gear.

You will also need to submit a site location (1:1250 scale) with the application site shown edged in red to the adopted highway and any other land in your clients control edged in blue.

It is recommended to remove planting shown on east and south elevations to show full extent of the retaining element of the structure to allow for height calculations and ensure that the proposal is seen as a whole.

A tree survey should be submitted with the application.

You will need to submit a CIL determination form with the application

## 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

David Gwyn

Surname

Morley

Declaration Date

04/03/2024

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

David Gwyn

Surname

Morley

Declaration Date

04/03/2024

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

David Morley

Date

04/03/2024