



# Cyngor Sir Powys County Council

[www.powys.gov.uk](http://www.powys.gov.uk)

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

Annedd-y-dyffryn

Address Line 1

B4382 From Crossroads With C2115 Near Dolanog Bridge 02189 To Access To Dolwar Hall

Address Line 2

Dolanog

Town/city

Welshpool

Postcode

SY21 0LQ

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

Easting (x)

306468

Northing (y)

312805

Description

### Applicant Details

Name/Company

Title

Mr. and Mrs

First name

Patrick and Gill

Surname

O'Dwyer.

Company Name

## Address

Address line 1

Annedd y Dyffryn

Address line 2

Dolanog

Address line 3

Town/City

Welshpool

Country

United Kingdom

Postcode

SY21 0LQ

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

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

Secondary number

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

Email address

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

## Description of Proposed Works

Please describe the proposed works

We are planning to install an air source heating system to replace the current oil-fired boiler. The compressor unit will be installed on a concrete pad to the side of the house which is currently occupied by the oil tank, giving easy access to the current heating system to replace the present oil-fired boiler.

The house is detached with attached garage, the middle of 3. The distance between the side wall of the house and our boundary is approx 3 metres. The concrete pad is situated on the boundary and extends about 2 metres into the space between the boundary and the house. The remaining metre is a hard surface path leading from the front of the house to the back door. A small trench across this will carry the piping from the compressor to a holding tank housed in the garage. The concrete pad has a 2 metre high breeze block wall across the back, on the boundary, with a small return at each side. It is screened from the front and our neighbour by a shrubbery.

The installation will be done by an MCS registered installer. The house has a recent (March 2024) EPC assessment of 85B.

If it is decided that this site for the compressor is not allowed, we would then consider siting the compressor on the front of the house, if this would be acceptable.

See attached plan and certificates

Has the work already been started 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

## 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. and Mrs

First Name

Patrick and Gill

Surname

O'Dwyer.

Declaration Date

18/03/2024

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. and Mrs

First Name

Patrick and Gill

Surname

O'Dwyer.

Declaration Date

18/03/2024

Declaration made

## Declaration

## 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

Gill O'Dwyer

Date

21/03/2024