

Application for Planning Permission.
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.

1. Site Details

Number

Suffix

Property name

Address line 1

Address line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the site area?

334

Scale

sq.metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes No

5. Description of the Proposal

Please describe the proposed development including any change of use

Demolition of existing rear conservatory, porch, side extension and detached garage.
Erection of single storey rear and side extensions.
Erection of double storey side extension.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

Domestic

Is the site currently vacant?

Yes No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes No

7. Materials

Does the proposed development require any materials to be used in the build?

Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

Brick cavity wall with white roughcast render.
Exposed brick plinth (600mm high) around lower perimeter of house (painted black).

7. Materials

Walls	
Description of proposed materials and finishes:	Brick and block cavity wall with white roughcast render. Exposed brick plinth (600mm high) around perimeter of house (colour to match)

Roof	
Description of existing materials and finishes (optional):	Slate tiles on house and porch. clay tiles on detached garage (grey)
Description of proposed materials and finishes:	Artificial slate tiles (grey) throughout new build.

Windows	
Description of existing materials and finishes (optional):	White uPVC
Description of proposed materials and finishes:	White uPVC Style and opening to match existing First floor and ground floor windows aligned vertically.

Doors	
Description of existing materials and finishes (optional):	White uPVC
Description of proposed materials and finishes:	White uPVC

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Side (boundary with No 2 Pantgwynlais): feather edge timber fence (green)
Description of proposed materials and finishes:	Side (boundary with No 2 Pantgwynlais): feather edge timber fence (natural timber)

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Drive (single), concrete floor with metal gate access
Description of proposed materials and finishes:	Drive (single), concrete floor with metal gate access

Lighting	
Description of existing materials and finishes (optional):	Exterior lighting lanterns
Description of proposed materials and finishes:	Exterior lighting lanterns

Other type of material (e.g. guttering) Guttering	
Description of existing materials and finishes (optional):	White uPVC
Description of proposed materials and finishes:	White uPVC

7. Materials

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

8No Drawings Provided, reference number below:

CF15 7LS_Home Extension v12d - 03 (FP05)-A3_E_GF_01
CF15 7LS_Home Extension v12d - 03 (FP05)-A3_E_FF_02
CF15 7LS_Home Extension v12d - 03 (FP05)-A3_E_FE_03
CF15 7LS_Home Extension v12d - 03 (FP05)-A3_E_RP_04
CF15 7LS_Home Extension v12d - 03 (FP05)-A3_P_GF_05
CF15 7LS_Home Extension v12d - 03 (FP05)-A3_P_FF_06
CF15 7LS_Home Extension v12d - 03 (FP05)-A3_P_RP_07
CF15 7LS_Home Extension v12d - 03 (FP05)-A3_E-P_FE_SE_RE_08

8. 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

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of 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.

9. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

10. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? Yes No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

CF15 7LS_Home Extension v12d - 03 (FP05)-A3_P_GF_05

Welsh Water Searches Details Provided

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

Rear of property, segregated waste disposal bins

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

18. Employment

Will the proposed development require the employment of any staff?

Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Domestic

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

Yes No

22. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes No

If Yes, please provide details:

Kathrine Martin, 51 Cae Lewis
Andre Sherlock, 50 Cae Lewis
Resident at 49 Caw Lewis
Residents at 2 Pantgwynlais

24. 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

25. 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:

25. Pre-application Advice

Title	Mr
First name	Owen
Surname	Rees
Reference	PA/19/0078/DCH

Date (Must be pre-application submission)

03/07/2019

Details of the pre-application advice received

Plans submitted for the Pre-application Enquiry raised the following concerns:

1. Single storey rear extension acceptable in principle.
2. Side double storey development encroaches the 'building line' along Pantgwynlais Road and the scale and form of development may have a visual impact upon the character and appearance of the area.
3. The scale and orientation of the two storey side extension has been revised to bring in the front elevation of the proposed extension behind the 'building line' along Pantgwynlais Road.
4. Privacy concerns regarding upper floor rear window.

Following a series of very helpful discussions with Mr Owen Rees, the plans were amended to effectively address all the concerns raised, refer to details below:

Revised Plans

1. Single storey rear extension has been modified following consultation with the resident of No 51 Cae Lewis, changes have been discussed and accepted 2. The proposal have been revised to sit behind the building line along Pantgwynlais Rd. It is noted that the houses along this road are stepped back from each other following the line of the kerb along this road (refer to Location Plan for details). As such a building line to reflect this housing layout has been drawn to illustrate that the proposed revised development resides behind the building line on this road.
3. The scale and orientation of the two storey side extension has been revised to bring in the front elevation of the proposed extension behind the 'building line' along Pantgwynlais Road. The proposed revised plans aim to re-balance the overall aesthetics and visual impact of the area. The choice of building layout, finishes, materials etc. are aimed at improving the character and appearance of the two semi-detached dwellings (No 51 Cae Lewis and No 1 Pantgwynlais) at this location. It is felt that the proposed plans will compliment the works done on No 51 Cae Lewis by creating a balanced pair of semi-detached dwellings which together are harmonious with the architectural style of the surrounding area. The development on this corner plot will contribute to the creation of a gateway to both Cae Lewis Rd and Pantgwynlais Rd which (most definitely) will increase the desirability of the local area.
4. The upper floor rear window has been reduced in size. Furthermore, obscure glazing (level 3) will be installed to retain privacy on the surrounding neighbours. The resident at 51 Cae Lewis have been consulted and have accepted this solution.

The revised plans were re-issued to Mr Rees for final review and advice. The following advice was provided and acted upon (refer to plans for details).

1. Removal of the proposed side porch would facilitate planning approval. Side porch has been removed, porch will be rebuilt in its existing location.
2. Provide the brick plinth feature around the perimeter of the new extension to match the existing. This has been provided (refer to plans for details).
3. Fenestration to match existing in colour, style and opening. All windows and doors will match existing as advised. Furthermore, proposed windows are position to align vertically between floors.
4. Applying for Full Planning was advised.

26. 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

27. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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	Antonio
Surname	Di Caprio
Declaration date	05/10/2019

27. Ownership Certificates

Declaration made

28. 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

First name

Surname

Declaration Date

Declaration made

29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date (cannot be pre-application)