

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.

1. Site Details

Number	9
Suffix	
Property name	
Address line 1	Grant Close
Address line 2	
Town/city	Tongwynlais
Postcode	CF15 7NG

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

Easting (x)	313418
Northing (y)	181869

Description	single storey leanto extension
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2. Applicant Details

Title	Ms
First name	Helena
Surname	Maddox
Company name	
Address line 1	9, Grant Close
Address line 2	
Address line 3	
Town/city	Tongwynlais

2. Applicant Details

Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CF15 7NG"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Barry"/>
Surname	<input type="text" value="Williams"/>
Company name	<input type="text" value="Cynllun Ni Our Design"/>
Address line 1	<input type="text" value="2, Waterloo Gardens"/>
Address line 2	<input type="text" value="Penylan"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Cardiff"/>
Country	<input type="text" value="Wales"/>
Postcode	<input type="text" value="CF23 5AB"/>
Primary number	<input type="text" value="07989790664"/>
Secondary number	<input type="text"/>
Email	<input type="text" value="cynllun.ni_our.design@outlook.com"/>

4. 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 descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

Single Storey Extension at the Rear of the Residential Property.
Materials: All to match existing property.
Drainage: Mains foul sewer, Rainwater to Soakaway

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

5. 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

Existing 2 storey residential property. Proposed single storey extension are within the permitted development criteria, i.e. not within 2 metres of boundary, eaves does not exceed 3metres, height not exceeding 4 metres, extension does not exceed more than 4 metres, appearance of materials in wall & roof to

5. Grounds for Application

match existing.

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

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:

C3 - Dwellinghouses

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:

C3 - Dwellinghouses

Is the proposed operation or use

Permanent Temporary

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

Existing 2 storey residential property. Proposed single storey extension are within the permitted development criteria, i.e. not within 2 metres of boundary, eaves does not exceed 3metres, height not exceeding 4 metres, extension does not exceed more than 4 metres, appearance of materials in wall & roof to match existing.

6. 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

7. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Enclosed email from Johnathan Darney enclosed with this application.

8. 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

9. Interest in the Land

Please state the applicant's interest in the land

- a) Owner
- b) Lessee
- c) Occupier
- d) Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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.

Date (cannot be pre-application)

21/04/2021