



Cyngor Bwrdeistref Sirol Merthyr Tudful

Cynllunio Trefol (Rheoli Datblygu)

Uned 5

Parc Busnes Triongl

Pentrebach

Merthyr Tudful

CF48 4TQ

Rhif Ffon: 01685 726213

www.merthyr.gov.uk

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

31 Rhodfa Terrace

Address Line 1

Merthyr Road

Address Line 2

Troedyrhiw

Town/city

Merthyr Tydfil

Postcode

CF48 4JG

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

Easting (x)

307114

Northing (y)

202583

Description

Applicant Details

Applicant Details

Name/Company

Title

Ms

First name

A

Surname

Hamlet

Company Name

Address

Address line 1

31 Rhodfa Terrace Merthyr Road

Address line 2

Troedyrhiw

Address line 3

Merthyr Tydfil

Town/City

Merthyr Tydfil

Country

Postcode

CF48 4JG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Michael

Surname

Robinson

Company Name

MRC Planning

Address

Address line 1

4

Address line 2

Clarendon Street

Address line 3

Town/City

Bedford

Country

United Kingdom

Postcode

MK41 7SJ

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

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 application site comprises a single dwelling house and its curtilage and is occupied as a single family dwelling.

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

Accompanying statement of evidence and associated plans and appendices.

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 (main residences)

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 (main residences)

Is the proposed operation or use

☒ Permanent

☐ Temporary

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

The siting of a mobile home/caravan within the residential curtilage comprises an ancillary residential use which may be carried out without planning permission. The caravan/mobile home will be sited on shallow adjustable feet with no deep foundation and no operational development is involved. It will be used for purposes that are ancillary to the use of and occupation of the main dwelling. It will use the main dwellings' services, it will have the same address, utility meters and there will be no division of the plot and most importantly, it will be occupied only by the members of the one family resident at the address. There will be close familial relationships (mother) and the planning unit will remain as one. There will therefore be no independent use and no new planning unit and so there is no material change of use requiring planning permission involved.

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

Michael Robinson

Date

14/10/2024