



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	33
Suffix	
Property name	
Address line 1	The Hafod
Address line 2	Pant
Town/city	Merthyr Tydfil
Postcode	CF48 2EB

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

Easting (x)	306685
Northing (y)	208767

Description

--

2. Applicant Details

Title	Mr
First name	Nicholas
Surname	Daley
Company name	Merthyr Valleys Homes Ltd
Address line 1	22 Lansbury road
Address line 2	Gelideg
Address line 3	
Town/city	Merthyr Tydfil

2. Applicant Details

Country	United Kingdom
Postcode	CF481HA
Primary number	
Secondary number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Paul
Surname	Overton
Company name	Paul Overton Architects
Address line 1	Milliners Cottage
Address line 2	New Church street
Address line 3	Cefn Coed
Town/city	Merthyr Tydfil
Country	United Kingdom
Postcode	CF482NA
Primary number	07929659282
Secondary number	
Email	paul@pro-architects.co.uk

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)

Conversion of existing garage to a bedroom, infill of existing garage door opening, creation of new window to proposed bedroom.

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

The existing bungalow and its integral garage were originally erected by MTCBC as council housing in the 1970's. The current owners, Merthyr Valleys Homes, have no record of the original planning permission for the dwelling.

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

5. Grounds for Application

None

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?

We believe that conversion of the existing garage to a bedroom and, creation of a new window to the proposed bedroom are 'permitted' development. Although loss of the garage will reduce parking provision to the dwelling by one space, the exiting forecourt to the garage already provides 4 parking spaces which is more than adequate for this dwelling.

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

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)

21/10/2021