

EVIDENCE TO VERIFY APPLICATION FOR CERTIFICATE OF LAWFUL
DEVELOPMENT AT

Newlands, Church Street, Dowlais, CF48 3DS

The proposals comply with permitted development guidance.

The relevant guidance for this proposal is;

- 1) Existing house is not listed and not in a conservation area.
- 2) There are no changes to the existing dwelling in terms of appearance or street scene.
- 3) The proposal does not affect the street traffic flow or parking, as the public are not permitted to visit the site.
- 4) The site has adequate off-street parking to accommodate the vehicles required at the service.
- 5) The house will not be an HMO as defined in the Housing Act 2004 Schedule 14 by virtue it will be registered by a Care regulator (Care Inspectorate Wales) under the Care Standards Act 2000. Children's Homes (Wales) Regulations 2002.