



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

Ty Wern

Address Line 1

Cae'r Wern

Address Line 2

Ynysfach

Town/city

Merthyr Tydfil

Postcode

CF48 1AE

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

Easting (x)

304576

Northing (y)

205566

Description

Applicant Details

Reference:

Name/Company

Title

Mr & Mrs

First name

Diane & Nigel

Surname

Smith

Company Name

Address

Address line 1

Ty Wern Cae'r Wern

Address line 2

Ynysfach

Address line 3

Merthyr Tydfil

Town/City

Merthyr Tydfil

Country

Postcode

CF48 1AE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Reference:

Agent Details

Name/Company

Title

Mr

First name

Philip

Surname

Harris

Company Name

3dcadwales Limited

Address

Address line 1

5 Ashlea Drive

Address line 2

Thomastown

Address line 3

Town/City

Merthyr Tydfil

Country

Postcode

CF47 0NY

Contact Details

Primary number

07940913216

Secondary number

Email address

philip@3dcadwales.co.uk

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

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Change of use of bunkhouse to be part of existing dwelling, no change to internal layout.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Bunkhouse in basement

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

Inline with current permitted development

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

Location plan & decision notice for bunkhouse

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:

C2 - Residential institutions

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?

Inline with current permitted development

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

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

Mrs

First Name

Rebecca

Surname

Owens

Reference

Email

Date (must be pre-application submission)

17/10/2024

Details of the pre-application advice received

Email with Rebecca Owen for advice

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

Reference:

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