

THE VALE OF GLAMORGAN COUNCIL

Town and Country Planning Act 1990, Sections 191 and 192 (as amended)
Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Development Management Procedure) (Wales)
Order 2012

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Agent:
Mrs. Nicola Neale,
4, Wye Close,
Barry,
Vale of Glamorgan
CF62 7TF

Applicant:
Mrs. Nicola Neale,
4, Wye Close,
Barry,
Vale of Glamorgan
CF62 7TF

Address or location : 4, Wye Close, Barry

The Vale of Glamorgan Council hereby certify that on 19 January 2015 the operations specified in the Schedule below in respect of the land shown edged red on the plan attached to this certificate would have been lawful within the meaning of Section 191/192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

1.

It is considered that the proposal amounts to permitted development under Schedule 2 by Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and therefore planning permission is not required. Accordingly a Lawful Development Certificate can be granted.

SCHEDULE

Construction of a single storey extension to the rear elevation of No.4 Wye Close, Barry.

Dated: 18 February 2015



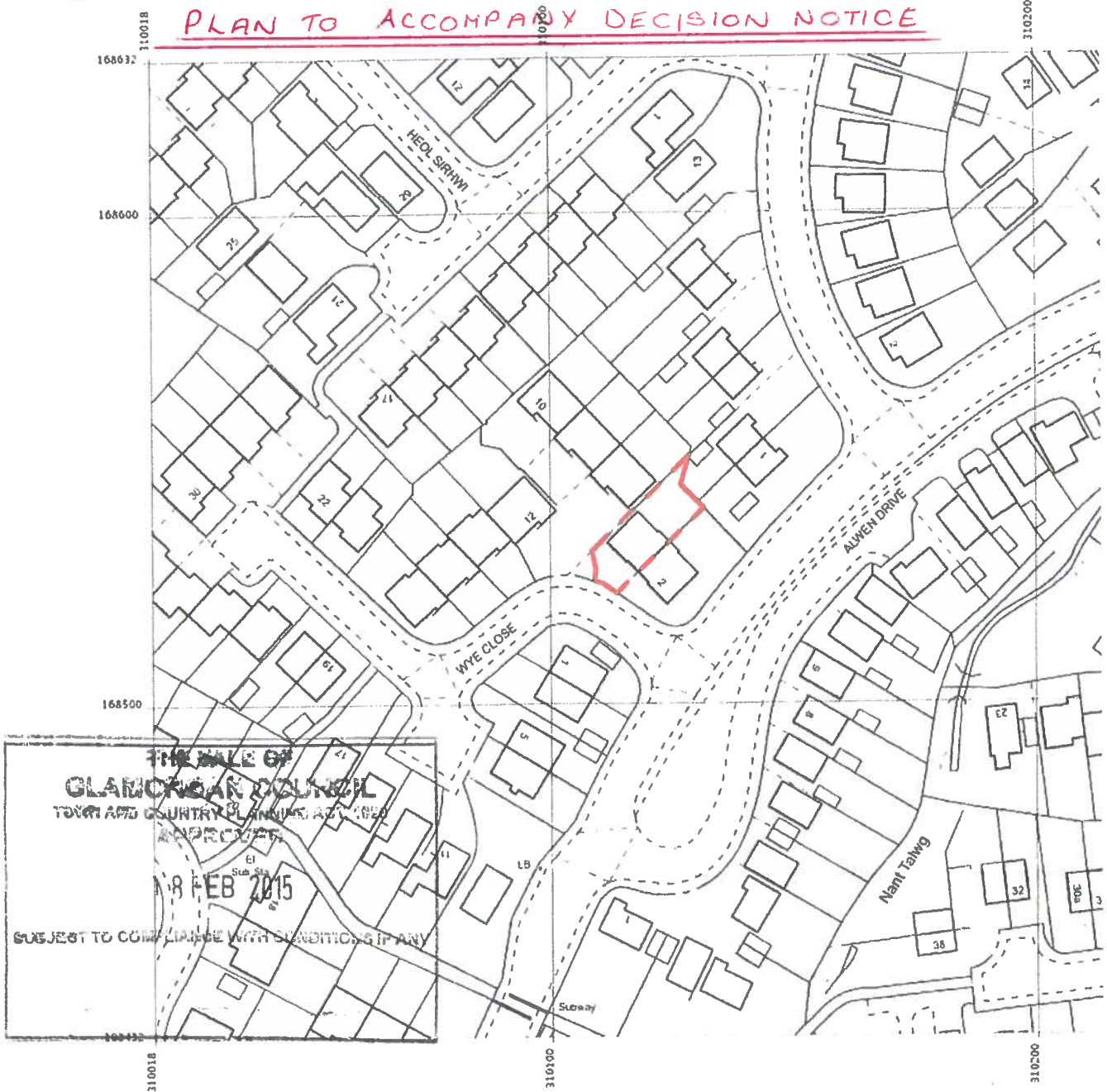
Director of Development Services

NOTES:

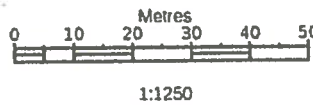
1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the operations specified in the First Schedule taking place on the land as shown on the plan attached to the certificate would have been lawful on the specified date and, thus, would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the operations described in the Schedule and to the land shown on the plan attached to the Certificate. Any operations which may be materially different from that described or which relates to other land may render the owner or occupier(s) liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness. For example, such a material change of use may be any direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 removing "permitted development" rights on which the proposal relied for its lawfulness; a statutory amendment to the "permitted development" rights on which the proposal relied for its lawfulness, or revocation of the planning permission on which the proposal relied for its lawfulness. However, providing that the circumstances and the statutory provisions remain unchanged between the application date specified in the Lawful Development Certificate and the date the proposed use is instituted or the operations are begun, the change of use or the operations would be lawful, and may be lawfully completed, as the case may be.



PLAN TO ACCOMPANY DECISION NOTICE



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4, Wye Cl, Barry
CF62 7TF

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