

Application for Planning Permission.
 Town and Country Planning Act 1990

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. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>
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Fax number:

<input type="text"/>	<input type="text"/>
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Email address:

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

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

This application requests permission for the owners of the property at 78 Stanwell Road to rent out the Coach House, revoking an original condition specifying ancillary accommodation only in the planning permission. It is not proposed to alter or extend the existing building in any way as it is already fully equipped as a single unit of accommodation, and is being used for that purpose by the current owners, as it was by the previous owners. For Council tax purposes the Coach House is rated separately by VOG Council. There are planning precedents with other properties in Penarth that have adjoining Coach Houses (eg Railway Terrace Lane, Jubilee Lane, and Gwentlands). The current occupier of the Coach House is moving to live with another relative and is fully aware of this application.

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description of location or a grid reference (must be completed if postcode is not known):

Easting:

Northing:

Description:

The Coach House is a separate 2-storey brick and stone building, 17.37 metres from the main dwelling at 78 Stanwell Road, separated by the rear garden which has no permanent buildings. The Coach House has two bedrooms and a separate fully equipped bathroom and WC upstairs. On the ground floor is a fully equipped kitchen, living room and an additional WC. It has electricity, gas central heating and mains water supply, with electricity and gas meters separate from those of the main dwelling. The Coach House has its own separate front door, into an enclosed courtyard, and the occupier can exit the property onto the lane at the back without crossing the rest of the property. The courtyard has parking space for one vehicle, which has been used by both the current occupier and by the previous tenant. There is direct access to the lane at the rear of the property through an electrically operated roll-up door. There is a 2.5 metre high stone wall adjoining the Coach House that is in excellent condition separating the main house from the Coach House, with a small gateway and gate connecting the garden at the rear of the main house to the courtyard. The Coach House does not have any windows or doors that overlook the main house.

5. Pre-application Advice

Has assistance or prior advice been sought from the local 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: First name: Surname:

Reference:

Date:

Details of the pre-application advice received:

Mr Howell wrote a letter to David Baker and Co Estate Agents concerning a possible breach of planning permission 1986/00898/FUL dated 15 October 2014. A copy was sent to the current applicant, who phoned Mr Howell to get further details and to ask how to apply for the Coach House to be used for rental income as a separate property. Prior to Mr Howell's letter of 15 October 2014, the current owners (the applicants) were not aware that the property could not lawfully be rented separately. This was because when they purchased in November 2001, the Coach House had a paying tenant with a contract signed by the previous owners that had been in existence since June 1998 (see copy of letting agreement dated 10 June 1998). This information and the length of the previous tenancy agreement were shared with Mr Howell when seeking his advice on how to make this application. After this consultation, the current applicants submitted a request for a lawful development certificate (dated 19/01/2015); on advice from Mr Howell, the applicants withdrew this LDC application prior to consideration by the Council.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

9. Authority Employee/Member

With respect to the Authority, I am:

- (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

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

10. Materials (continued)

Doors - description:

Description of *existing* materials and finishes:

Wooden

Description of *proposed* materials and finishes:

Not applicable

Boundary treatments - description:

Description of *existing* materials and finishes:

Stone walls

Description of *proposed* materials and finishes:

Not applicable

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Gravel hard standing and metal roll-up door, electronically operated.

Description of *proposed* materials and finishes:

Not applicable

Lighting - add description

Description of *existing* materials and finishes:

Standard interior domestic lighting, one external exterior light. standard.

Description of *proposed* materials and finishes:

Not applicable

Others - description:

Type of other material:

Not applicable

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	1	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system?

Yes No Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation"). The notes provide further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance:

- Yes, on the development site Yes, on land adjacent to or near the proposed development No

Supporting Information Requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

Your Local Planning Authority will be able to advise on the content of any assessments that may be required.

15. Existing Use

Please describe the current use of the site:

The Coach House is currently used solely as accommodation ancillary to the use of the main property at 78 Stanwell Road, as a single self-contained dwelling unit, and not as a separate unit of accommodation. The current occupier (Mrs Avis Sowels) is a family relative of the owner-occupiers of 78 Stanwell Road, and she has lived continuously in the Coach House since June 2002. In March 2002, the current owners applied to VoG Council for exemption from council tax for the Coach House on behalf of Mrs Sowels, on the grounds that it was a dwelling that formed part of a single property where the property was the sole or main residence of a dependent relative (your letter dated 28 March refers). The application was rejected and council tax continued to be billed separately, as it had been for the previous occupant as a paying tenant. The Coach House was revalued to band E in 2005, while the main house remained separately valued at band G. From 2001 to the present, the owners have never received any complaints or adverse comment about the occupancy from neighbours or others, either with reference to Mrs Sowels or with reference to the previous tenant occupier.

Until Mr Howell's letter (above, q5), the current applicants were never informed that the contract with the sitting tenant was a possible breach of planning conditions. The current applicants wanted the use of the Coach House to accommodate a relative, and therefore gave the sitting tenant notice to leave, which he did on 31 March 2002 (see final council tax bill) - a total of 3 years and nine months of tenancy. Internal repairs were then completed and the relative (Mrs Avis Sowels) moved in on 1 June 2002, and has lived there since.

Is the site currently vacant? Yes No

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

18. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
B1C							<input type="checkbox"/>
B2							<input type="checkbox"/>
B8							<input type="checkbox"/>
C1							<input type="checkbox"/>
C2							<input type="checkbox"/>
D1							<input type="checkbox"/>
D2							<input type="checkbox"/>
Other							<input type="checkbox"/>

22. Site Area

What is the site area?

90.00 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not applicable

Is the proposal for a waste management development?

Yes No

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

25. 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

26. Certificates (Certificate A)

Certificate of Ownership – Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:

Person role: Declaration date: Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

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

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Title: First Name: Surname:

Person role: Declaration date: Declaration Made

27. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date