



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	31
Suffix	
Property name	
Address line 1	Dyserth Road
Address line 2	
Town/city	Penarth
Postcode	CF64 3UQ

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

Easting (x)	317761
Northing (y)	171435

Description

2. Applicant Details

Title	Mrs
First name	Ruth
Surname	Maddern
Company name	
Address line 1	31, Dyserth Road
Address line 2	
Address line 3	
Town/city	Penarth

2. Applicant Details

Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CF64 3UQ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Nigel"/>
Surname	<input type="text" value="Humphrey"/>
Company name	<input type="text" value="MAS Architectural Consultants"/>
Address line 1	<input type="text" value="51 Clive Place"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Penarth"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CF62 1AX"/>
Primary number	<input type="text" value="02920709565"/>
Secondary number	<input type="text" value="07753700712"/>
Email	<input type="text" value="nigel@mas.eu.com"/>

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)

The proposal is to replace the existing garage with a new single storey outbuilding to create a home office and gym. Please refer to drawings 130-PL-01 - 130-PL-04 for more details.

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 use is a garage within the domestic curtilage of an existing dwelling. The replacement of this outbuilding is within permitted development rights.

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

5. Grounds for Application

130.PL.01 - Location Plan
130.PL.02 - Existing Elevations
130.PL.03 - Proposed Plans
130.PL.04 - Proposed Elevations

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?

The proposal complies with all relevant permitted development conditions:

- The total area of the proposed development is 30m2 which does not exceed 50% of the total area of curtilage.
- The proposal is not located in front of the principal elevation.
- The proposal does not extend closer to the highway than the existing house.
- The height will not exceed 2.5m within 2m of the boundary.

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

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 (Must be pre-application submission)

Details of the pre-application advice received

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

8. Authority Employee/Member

Do any of these statements apply to you?

Yes No

If Yes, please provide details of the name, relationship and role:

N Humphrey is a Penarth Town Councillor.

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)

26/11/2020