

Date/Dyddiad: 27 June 2024

Ask for/Gofynwch am: Ali Saeed

Telephone/Rhif ffon: 07739 192126

Your Ref/Eich Cyf: P/BC/2024/0324/BN/

My Ref/Cyf:

e-mail/bost: BuildingControl@valeofglamorgan.gov.uk

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
Tel: (01446) 700111

Cyngor Bro Morgannwg
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT
Ffôn: (01446) 700111

www.valeofglamorgan.gov.uk



Sam Booth
86, Dochdwy Road
Llandough
CF64 2PE

Dear Sir / Madam

Building Regulations 2010: Regulation 13

48, Plymouth Road, Penarth. CF64 3DB

Full renovation of property, replace bathroom to utility, new master ensuite, new WC, open plan kitchen with steel installation, new soil waste for WC, underfloor wet system and 3 no velux replacement

Under the Building Regulations 2010 Building Notice notification for the above-mentioned proposed works has been accepted.

This acceptance is subject to:

It is the homeowner's responsibility to ensure that any proposed works within their curtilage do not conflict with any underground services. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dwr Cymru Welsh Water who will be able to explain whether any consent is required for your proposed works. Prior to commencing works, we recommend you review the information and guidance on Building Over Sewers available on Welsh Water's website at <https://developers.dwrcymru.com/en/applications/planning/build-over-or-near-to-sewers> or contact us direct on 0800 917 2652

Please be informed that the Vale of Glamorgan Council can issue (upon satisfactory completion of building work) a completion certificate. Possession of such a certificate is essential, especially when selling your property at a future date. It also ensures your builder's obligation to comply with the requirements of the Building Regulations.

It is vitally important that before you finalise transactions with your builder, you ensure that the Building Control Officer carries out the final inspection and is satisfied that all relevant inspections have been undertaken.

PLEASE NOTE

Some forms of building work could invoke proceedings under The Party Wall etc. Act, 1996. If you are uncertain of your position you are advised to consult a surveyor.

Yours faithfully

Mr C Keepins
Principal Building Control Officer

Reference: 2024/0324/BN

THE VALE OF GLAMORGAN COUNCIL

Building Act 1984
Building Regulations 2010 - Regulations 12(2)(a) and 13(1)(2)

BUILDING NOTICE ACCEPTANCE

Agent:
Sam Booth
86, Dochdwy Road
Llandough
CF64 2PE

Applicant:
Dan Bowyer
48, Plymouth Road
Penarth
CF64 3DB

Details of work: Full renovation of property, replace bathroom to utility, new master ensuite, new WC, open plan kitchen with steel installation, new soil waste for WC, underfloor wet system and 3 no velux replacement

Location: 48, Plymouth Road, Penarth. CF64 3DB

I refer to the building notice received and validated on 27 June 2024.

Neither a building notice nor plans which accompany it are treated as having been formally deposited under the Building Regulations and no decision will be issued. The details provided under the Building Notice Procedure have been checked and found to be acceptable.

Notification of inspections are required, including commencement and completion inspections either by telephone 01446704609 or email buildingcontrol@valeofglamorgan.gov.uk Failure to do so will result in a change of application and possible further charges.

Attention is drawn to the fact that additional information in respect of particular forms of construction may be required at a later date.

This Building Notice acceptance does not constitute an approval under the Town and Country Planning Acts.

PLEASE NOTE

Some forms of building work could invoke proceedings under The Party Wall etc. Act, 1996. If you are uncertain of your position you are advised to consult a surveyor.

Dated: 27 June 2024

I Robinson

Ian Robinson
Head of Sustainable Development

NOTE

Electrical Work

All works must be undertaken by a contractor registered under the 'Competent Person Scheme' (which is a firm that has been adjudged to be sufficiently competent to self certify that its work complies with Building Regulations).

Welsh Water

Please note that it is the homeowner's responsibility to ensure that any proposed works within their curtilage do not conflict with any underground services. For Sewers or Watermains that may be present and affected by your proposals, you are advised to contact Dwr Cymru Welsh Water. Please be aware it's the owner's responsibility to ensure the necessary permissions are in place. For any further advice please contact them direct. For Example: Any works within 3m of a Welsh water sewer, any new connections or additional flow will require their consent.

Fire Suppression

When Regulation 37A of the Building Regulations applies to your project and a fire suppression system has been installed, it is your responsibility to ensure the system is maintained in accordance with the relevant British standard.

TAKE NOTICE of the requirements of the Building Regulations that the Council shall be furnished with the following notices:

- (a) not less than 48 hours notice in writing of the date when the work will be commenced;
- (b) not less than 24 hours notice in writing before the covering up of any excavation for a foundation, and foundation, any damp-proof course or any concrete or other material laid over a site;
- (c) not less than 24 hours notice in writing before any drain or private sewer to which the regulations apply will be haunched or covered in any way; and
- (d) not more than seven days after the work of laying such drain or private sewer has been carried out, including any necessary work of haunching or surrounding the drain or private sewer with concrete and backfilling the trench, notice that such work has been carried out.

And, in addition, notice of:

- (e) the erection of a building, not more than seven days after completion, or (if a building or part of a building is occupied before completion) not less than seven days before occupation as well as not more than seven days after completion; and
- (f) any other work, not more than seven days after completion.

In the calculations of a period in respect of the giving of a notice, no account shall be taken of a Saturday, Sunday, Christmas Day, Good Friday, Bank Holiday or day appointed for public thanksgiving or mourning.