

The Planning Inspectorate

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT APPEAL FORM WALES (Online Version)

Appeal Reference: APP/H6955/X/20/3247381

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Company/Group Name

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes ☒ No ☐

Name

Company/Group Name

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number (if applicable)

Date of the application

Did the LPA issue a decision? Yes ☒ No ☐

Date of LPA's decision

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes ☐ No ☒

Does the appeal relate to an existing property? Yes ☒ No ☐

Address

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes ☐ No ☒

E. DETAILS OF THE APPEAL

Please give a precise description of the proposed or existing use, operation or activity as outlined in the application in respect of which a certificate is sought.

Residential dwelling - proposed use is for the supervision of a maximum of 3 young people with specific needs

Select the section under which the application was made:

Section 191

☐

Section 192

☒

In the case of a proposal, had it been started before the application to the LPA was made?

Yes

☐ No

☒

Please state the actual use of the site at the time of application to the LPA. (if not in use, write "nil" and state last known use).

Dwelling

Is there an effective enforcement notice on the site?

Yes

☐ No

☒

F. REASON FOR THE APPEAL

1. Refused/refused in part to grant a certificate of lawful use or development.

☒

2. Failed to give notice of their decision within the appropriate period on an application for a certificate of lawful use or development.

☐

G. PREFERRED PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations

☒

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?

Yes

☒ No

☐

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts?

Yes

☐ No

☒

2. Hearing

☐

3. Inquiry

☐

H. APPEAL STATEMENT

The statement is set out in

☒ see 'Appeal Documents' section

I. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes

☐ No

☒

J. SUPPORTING DOCUMENTS

- | | |
|---|-------------------------------------|
| 01. The application made to the LPA. | ☒ |
| 02. Each of the plans, drawings and documents sent to the LPA as part of the application they considered. | ☒ |
| 03. The LPA's decision (if any). | ☒ |
| 04. All other relevant correspondence with the LPA. | ☐ |
| 05. A plan showing the site marked in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 Ordinance Survey map). | ☒ |
| 06. Any other relevant plans, drawings and documents sent to the LPA, but which did not form part of the application (eg drawings for illustrative purposes). | ☐ |
| 07. If the appeal is against the LPA's failure to decide an application, please supply a copy of the LPA's letter registering your application. | ☐ |

K. ADDITIONAL INFORMATION

- | | | | |
|---|-----|-----------------------------|-------------------------------------|
| Is the appeal site within a Conservation Area? | Yes | ☐ No | ☒ |
| Is the appeal site within an Area of Outstanding Natural Beauty (AONB)? | Yes | ☐ No | ☒ |
| Is the site within a Site of Special Scientific Interest (SSSI)? | Yes | ☐ No | ☒ |
| Does the development affect the setting of a listed building? | Yes | ☐ No | ☒ |
| Is flooding an issue? | Yes | ☐ No | ☒ |
| Is the site within a green belt/green wedge? | Yes | ☐ No | ☒ |

L. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form, personal details form and any supporting documents not previously sent as part of the application to the LPA.

To do this by email:

- open and save a copy of your appeal and personal details form
- locating your local planning authority's email address:
<http://gov.wales/topics/planning/appeals/make-an-appeal/sending-a-copy-to-the-council/?lang=en>
- attaching the saved forms including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your forms, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

M. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section:	APPEAL STATEMENT
Document Description:	The Appeal statement.
File name:	Croeshowell Cottage Appeal Statement.doc
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. The application made to the LPA.
File name:	Croeshowell Cottage app form.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02. Each of the plans, drawings and documents sent to the LPA as part of the application they considered.
File name:	Croeshowell Cottage Location Plan.pdf
File name:	CROESHOWELL COTTAGE SUPPORTING STATEMENT.doc
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. The LPA's decision
File name:	Croeshowell Cottage Decision.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05. A plan showing the site marked in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 Ordinance Survey map).
File name:	Croeshowell Cottage Location Plan.pdf

Completed by MR DAVID FITZSIMON

Date 20/02/2020 09:41:52