

**PLANNING AND DEVELOPMENT CONTROL COMMITTEE**  
**26<sup>TH</sup> MARCH 2013**

**ENVIRONMENT SERVICES**

**REPORT OF THE HEAD OF PLANNING – G.WHITE**

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RECOMMENDED FOR APPROVAL**

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PROPOSAL:		RETENTION AND COMPLETION OF DETACHED GARAGE.		
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### **Human Rights Act**

The Human Rights Act 1998 came into force on 2<sup>nd</sup> October 2000. It requires all public authorities to act in a way which is compatible with the European Convention on Human Rights. Reports and recommendations to the Sub-Committee have been prepared in the light of the Council's obligations under the Act and with regard to the need for decisions to be informed by the principles of fair balance and non-discrimination.

### **Background Papers**

The relevant background papers for each of the planning applications listed in sections 1 to 3 above are contained in the specific planning applications files and documents listed in Background Information in each individual report. The contact officer for the above applications is Geoff White

## SECTION A – MATTERS FOR DECISION

### 1. PLANNING APPLICATIONS RECOMMENDED FOR APPROVAL

<b><u>ITEM 1.1</u></b>	
<b><u>APPLICATION NO:</u> P/2012/1152</b>	<b><u>DATE:</u> 25/02/2013</b>
<b>PROPOSAL:</b>	<b>Retention and completion of detached garage.</b>
<b>LOCATION:</b>	<b>12 Fernlea Park, Bryncoch, Neath, SA10 7SU</b>
<b>APPLICANT:</b>	<b>Mr Stephen John</b>
<b>TYPE:</b>	<b>Householder</b>
<b>WARD:</b>	<b>Bryncoch South</b>

### **BACKGROUND INFORMATION**

#### **Background Information:**

Cllr. Mrs Dudley requested on 07/02/13 that the application be determined via Development Control Planning Committee, due to the potential impact on neighbouring properties in terms of loss of light.

#### **Planning History:**

76/0286	Residential Development	Approved	23/06/81
78/0587	Two sewage treatment works and attendant mains	Withdrawn	28/08/82
81/0270	Residential Development	Approved	05/10/83
93/0621	Residential Development comprising 84 2-storey dwellings with associated parking, highway and drainage works	Approved	07/04/94
97/0228	Discharge of Condition 7 (fencing/planting) of P93/0621	Approved	25/04/97

#### **Publicity and Responses (if applicable):**

3 neighbouring properties were consulted and a site notice was displayed on site: 4 letters of objection were received from two neighbouring properties, which are summarised near the end of the report.

Blaenhonddan Community Council: No objection.

**Description of Site and its Surroundings:**

The application site measures 26m in length by a maximum of 8m in depth, and is predominantly flat in profile. It comprises a semi-detached dwelling with respective garden areas to the front and rear, and associated car parking to the front. The site is bounded by residential dwellings to the north, east and south, and the former Dwr-Y-Felin Road to the west.

The application property is constructed with a gabled-ended pitched roof with grey concrete roof tiles, and walls finished with red and dark blue facing brickwork.

The site is located within the settlement limits as defined by Policy H3 of the adopted Neath Port Talbot Unitary Development Plan (UDP).

**Brief description of proposal (e.g. size, siting, finishes):**

This application seeks retrospective planning permission for the retention and completion of a detached garage.

Members should note that the original layout for the residential development, as approved under application P93/0621, included a garage to the front of Number 12 Fernlea Park. However, the garage was never erected by the developer. The applicant was previously advised that if they would like to erect a garage, then provided it was strictly in accordance with the originally approved details in terms of size, siting and design etc. then a new planning application was not required. Following receipt of a complaint regarding the erection of a garage at Number 12, the Authority's Planning Enforcement officer inspected the site and noted that the garage which was partly under construction was not strictly in accordance with the previously approved details. As such, a new planning application was required for its retention and completion – hence the submission of this retrospective application.

The new garage measures 2.93m wide by 5.77m in length and will reach a height of 3m. It is constructed with a brick finish to match the main dwelling, and will have a gable ended ridged roof running east-west. There will be an up and over garage door to the front elevation and a pedestrian access door and window to the side elevation facing Number 12.

**Material Considerations:**

The main issues for consideration with regards to this planning application are the principle of development at this site, together with the impact of the proposal upon visual and residential amenity, and also highway and pedestrian safety having regards to prevailing planning policies.

**Policy Context:**

Neath Port Talbot Unitary Development Plan:

GC1 New Buildings/Structures and Changes of Use  
ENV17 Design

As the application site is located within the settlement limits defined in the UDP, the principal of a household development (detached garage) is generally acceptable in terms of planning policy, provided there are no overriding highway, amenity or service objections.

**Visual Amenity:**

The garage has been constructed 4m to the south of the front of Number 12, which is slightly closer than the 4.8m on the previously approved plan. The overall design and appearance of the garage which is the subject of this application is substantially the same as that previously approved although the dimensions vary slightly, whereby it is smaller in terms of its height and length and slightly larger in width albeit only by 100mm. Nevertheless, as it has essentially the same design as the previously approved garage which could be lawfully erected, it is therefore considered that the retention of the garage would not adversely affect the visual amenity of the street-scene in which the site is located, or the overall character and appearance of the surrounding area.

**Residential Amenity (e.g. Overlooking, Overbearance, Overshadowing):**

With regards to any potential overlooking, by virtue of the fact that the garage will be a non-habitable building with only one side-facing window facing Number 12, it is considered that its retention would not result in any unacceptable overlooking issues.

Turning to the issue of potential overbearing and overshadowing, it is

noted that the garage would be 100mm wider and 800mm closer to the host dwelling than that previously approved. Nevertheless, it is considered that the siting and size of the new garage would not have an unacceptable impact upon the associated dwelling, or surrounding neighbouring properties, in terms of overbearance or overshadowing to warrant refusal of the application. This is a balanced view on the basis that the garage which was previously approved to the front of Number 12 has extant planning permission and could, theoretically, be constructed without the need for further planning permission

Nevertheless even if planning permission had not previously been granted, it is considered that the restricted scale of the new garage together with its sensitive siting, would not give rise to any unacceptable impacts in terms of visual and residential amenities.

#### **Highway Safety (e.g. Parking and Access):**

It should be noted that the parking for the dwelling, as originally approved, had off-street parking for two vehicles. One space measured 2.3m wide by 5.5m long within the garage, and the space to the side of the garage measured 2.4m wide by 5m in length. Although the garage is sited closer to Number 12 than that previously approved, and the remaining driveway parking space is currently only 2.1m wide, as there is a small front garden to the property, it is considered that this space could be widened to 2.4m. A suitably worded condition will therefore be imposed on the application requiring this.

In addition, it is acknowledged that the internal dimensions of the new garage do not comply with the internal dimensions sought by the Head of Engineering and Transport for garages. However the previously approved garage also fell short of those guidelines. The restricted difference in the dimensions ie are 100mm wider but 300mm shorter in length than the previously approved garage, will not result in an impact upon highway safety over and above that previously approved.

#### **Others (including objections):**

4 letters of objection were received, which are summarised and addressed as follows:

- (1) Originally planning permission was granted 18 years ago for a garage to be built with the house, but was not built at the time. The proposed site of the garage is directly in front of the property, which under

today's planning regulations would not be allowed. By the builder building all other garages on this site but leaving this garage un-built that there was a reason for this i.e. not enough adequate space.

In response it should be noted that the original layout for the residential scheme included a garage to the front of Plot 12. The reason why this was not built is unclear. However, it should be noted that as the remainder of the development was constructed, the original garage could theoretically be constructed without the need for a new planning application. As such, this would be a material consideration that must be taken into account when determining this application.

- (2) To use this garage would mean the house owner parking on his neighbour's property to access his own garage. Also with a garage being built there, the space remaining between the property and the garage would not accommodate a car of any kind with the space being exceptionally small. There would not be any adequate room for Mr John's visitors to park outside his property. Therefore any visitor would then obstruct neighbours driveways. Any additional vehicles parked within this small area would also make it unsafe for children to play outside. There would not be enough room to reverse safely out of the driveway of Number 10 and this garage is definitely too big to be positioned in such a small space.

These issues have been addressed previously in the report. Although the space at the side is currently undersized, it can be conditioned that this is increased in width without causing a difficulty accessing the dwelling. It should also be noted that no visitor's parking spaces were provided for the original dwelling, only the required two parking spaces. As such, no visitor's parking would be required as part of this application.

- (3) There is currently a very restricted view from Number 10, as it is facing the side of another neighbour's garage, creating an alleyway effect, and this could also de-value the house and surrounding properties. A building of this size in such a small area would also affect any natural light to neighbours living rooms.

It should be noted that the issue of potential loss of light has been addressed previously in the report. The potential impact upon property value is not a material planning point, so cannot be taken into consideration when determining this application.

- (4) Due to the restricted size of the parking plot that exists, any building materials being delivered or contractors vehicles would cause major obstructions with neighbours driveways and on several occasions the builder had to be asked to move his vehicle as its been obstructing access.

It should be noted that this is also not a material planning point, so cannot be taken into consideration when determining this application. In addition, it is noted that any deliveries for building materials would be temporary in nature until the garage is finished.

- (5) There are errors on the application form. The first being that trees/hedges would not have to be removed or pruned for the garage to go ahead. Mr John has answered "no". However, he has already removed part of a hedgerow that doesn't even belong to his property, it belongs to next doors property which is a rented accommodation, and the landlady maybe unaware of this. The second being that when asked would there be any changes to parking or access to the property Mr John has again answered "no". However he is cutting down the size of his second allocated parking space and by reducing this parking space Mr John has to squeeze his car in between the garage and his neighbour's hedgerow, therefore removing a clear walkway to his property doorway.

These matters raised are noted. However, this would not invalidate the application or prevent determination of the application.

- (6) The garage is sited in very close proximity to the fence of Number 13, which will have a major impact on the upkeep of the fence. The garage is also extremely close to the side gate of Number 13, which may impact on access and parking for other properties.

It should be noted that access and access rights are not material planning points, and this would be a civil matter between the relevant landowners concerned.

### **Conclusion:**

It is considered that the retention and completion of the garage, would not have a detrimental impact upon the amenities of residents within the adjoining dwellings, or upon the character or appearance of the surrounding area, and there would be no adverse impact upon highway and pedestrian safety. Hence, the development would be in accordance



with Policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan. Approval is therefore recommended.

**RECOMMENDATION:**      **Approval with Conditions**

**CONDITIONS;**

(1) Notwithstanding the submitted details and unless otherwise agreed in writing, within two months of the date of this permission, the existing driveway to the north side of the garage shall be widened to 2.4m wide and hard-surfaced in a tarmacadam finish to match the existing driveway, and retained as such thereafter, and a minimum of two car parking spaces shall be retained within the curtilage of the dwelling for parking at all times.

**Reason**

To ensure that adequate car parking provision is maintained within the curtilage of the dwelling, in the interest of highway safety.

(2) The use of the garage shall be restricted to the garaging of private motor vehicles and uses incidental to the use of the associated dwellinghouse only, and for no industrial, commercial or business use.

**Reason**

In the interests of amenity and to clarify the extent of this consent.

(3) Notwithstanding the submitted details, the roof tiles to be used on the garage hereby approved shall match the colour and size of those on the roof of the associated dwelling.

**Reason**

In the interest of visual amenity.

**REASON FOR GRANTING PLANNING PERMISSION**

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

It is considered that the retention and completion of the garage, taking into account the originally approved garage, would not have a detrimental impact upon the amenities of residents within the adjoining dwellings, or upon the character or appearance of the surrounding area, and there would be no adverse impact upon highway and pedestrian safety. Hence, the development would be in accordance with Policy GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan.

## **2. ENFORCEMENT REPORT**

### **Enforcement Report - Progress report on East Pit**

Members will recall that a report was taken to this committee on the 5<sup>th</sup> March 2013 where Members resolved not to take enforcement action pending the receipt of an appropriate application under Section 73A of The Town and Country Planning Act to the Planning authority within 3 months of the date of that Committee. It was also resolved that Members were to be provided with a monitoring report of the progress of the preparation of the application at every Committee until an application is submitted.

Following the last Committee meeting the operator, Celtic Energy, have confirmed that they have appointed a firm of planning consultants to prepare the planning application. Celtic Energy together with their consultant attended a meeting with the authority where their progress to date was outlined. It was confirmed that work was already underway to prepare the necessary details and application along with an Environmental Statement (ES) to accompany the application.

It was also stated by the operator that a formal Scoping Request under Regulation 10 of the EIA regulations 1999 will be submitted to the Authority by 23<sup>rd</sup> March. This will seek the Authority's view on what issues will be required for the ES although the majority of these will be common place to such an application. In addition it is intended to hold a meeting with statutory agencies and other officers of this Authority week commencing 25<sup>th</sup> March with a view to discussing and agreeing in principle some of the salient issues that will need to be addressed within the ES and to aid the early preparation of the ES.

In addition to the input from officers of this authority and statutory consultees, Celtic Energy also require input from the local community in order to undertake a Health Impact Assessment. It is their intention to organise meetings with the three local Community Councils over the next few weeks to allow this engagement process to take place.

Further meetings between Celtic Energy, the Planning Consultant and officers of the authority to monitor and discuss the progress of the preparation of the application have been set for 3<sup>rd</sup> April, 25<sup>th</sup> April and 16<sup>th</sup> May with the intention of submitting the application on or before 3<sup>rd</sup> June.

A further report will be made to Committee on 16<sup>th</sup> April on the progress of the preparation of the application.

**For Information**

## SECTION B – MATTERS FOR INFORMATION

### 3. DELEGATED APPLICATIONS DETERMINED BETWEEN 4<sup>TH</sup> MARCH 2013 TO 19<sup>TH</sup> MARCH 2013

1	App No. P/2012/370	Type Full Plans
Proposal	Residential development of 76 dwellings, roads and associated works, plus demolition of Number 48 Crymlyn Parc (Crymlyn Grove Phase 2)	
Location	48 Crymlyn Parc And Land To Rear, Skewen, Neath, SA10 6DG	
Decision	Approved subject to s.106	
Ward	Coedffranc West	

2	App No. P/2012/587	Type Full Plans
Proposal	Engineering Operations comprising Soil Nailing	
Location	22 Queen Street, Pontrhydyfen, Port Talbot, SA12 9TF	
Decision	Approval with Conditions	
Ward	Pelenna	

3	App No. P/2012/726	Type Householder
Proposal	Single-storey side/rear extension.	
Location	Torlan, Danybont, Pontrhydyfen, Port Talbot, SA12 9RP	
Decision	Approval with Conditions	
Ward	Pelenna	

4	App No. P/2012/767	Type Full Plans
Proposal	Retention and completion of dwelling.	
Location	Land adjacent to, 12 Wenallt Road, Tonna, Neath, SA11 3HZ	
Decision	Approval with Conditions	
Ward	Tonna	

5	App No. P/2012/774	Type Full Plans
Proposal	Change of use of former gardeners store to self contained holiday accommodation.	
Location	Ivy Cottage, Margam Park, Margam	
Decision	Approval with Conditions	
Ward	Margam	

6	App No. P/2012/779	Type Listed Building Cons
Proposal	Conversion to holiday accommodation incorporating single storey sun room extension, repair of roof structure and chimney stacks, repairs to the façade (formerly Temple of the Four Seasons), repair of existing window frames and doors, enlargement of window to ground floor on south elevation, replacement limecrete floor, replacement lime plaster to interior of external walls, replacement oak floorboards, replacement pipes and sanitary ware, replacement rooflights, removal of vegetation and repointing of external walls (application for listed building consent)	
Location	Ivy Cottage, Margam Park, Margam	
Decision	Approval with no Conditions	
Ward	Margam	

7	App No. P/2012/901	Type Householder
Proposal	Two storey side extension and single storey side extension with balcony above	
Location	Llety'r Goff Farm, Cwm Nant Llwyd Road, Gellinudd Pontardawe, Swansea, SA8 3DT	
Decision	Refusal	
Ward	Rhos	

8	App No. P/2012/929	Type Discharge of Cond.
Proposal	Submission of details pursuant to Condition 7 & 8 of planning permission ref. P2012/0128 (granted on 30/3/12) in respect of foul and surface water drainage.	
Location	Land rear of Magistrates Court, Dock Road, Port Talbot, SA13 1RA	
Decision	Approval with no Conditions	
Ward	Margam	

9	App No. P/2012/942	Type Outline
Proposal	Outline permission for a detached dwelling (All matters reserved).	
Location	Garage Compound Adjacent, 20 St Annes Drive, Tonna, Neath, SA11 3JU	
Decision	Approval with Conditions	
Ward	Tonna	

10	App No. P/2012/1066	Type Change of Use
Proposal	Change of Use from Car Showroom (Sui-generis) to M.O.T Testing Station with car repairs (Sui-generis)	
Location	J & J MOTORS, Siding Terrace, Lonlas, Neath, SA10 6RF	
Decision	Approval with Conditions	
Ward	Coedffranc Nort	

11	App No. P/2012/1096	Type Householder
Proposal	Single storey rear conservatory	
Location	7 Pen Y Bont Terrace, Crynant, Neath, SA10 8PS	
Decision	Approval with Conditions	
Ward	Crynant	

12	App No. P/2012/1138	Type Householder
Proposal	Single storey rear extension	
Location	35 Tyn Y Cae, Alltwen, Pontardawe, Swansea, SA8 3DJ	
Decision	Approval with Conditions	
Ward	Alltwen	

13	App No. P/2012/1144	Type Advertisement
Proposal	14 No. non illuminated banner signs and one freestanding non-illuminated sign.	
Location	Northern Access Road, Coed Darcy, Llandarcy	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

14	App No. P/2012/1147	Type Householder
Proposal	Single storey rear extension	
Location	15 Wagner Road, Sandfields, Port Talbot, SA12 7TT	
Decision	Approval with Conditions	
Ward	Sandfields West	

15	App No. P/2013/5	Type App under TPO
Proposal	Works to Yew tree covered by Tree Preservation Order T188/G7 - Lightly reduce crown, remove deadwood, remove crossing or rubbing branches and sever Ivy.	
Location	St Johns Church, Church Road, Cilybebyll, Pontardawe, Swansea	
Decision	Approval with Conditions	
Ward	Rhos	

16	App No. P/2013/8	Type Householder
Proposal	First floor rear extension.	
Location	5 Woodland Road, Skewen, Neath, SA10 6SS	
Decision	Approval with Conditions	
Ward	Coedffranc North	

17	App No. P/2013/23	Type PriorNotif.Agric.Bld
Proposal	Agricultural building (Prior Notification)	
Location	Land at Oak Tree Farm, Drummau Road, Skewen, Neath, SA10 6NR	
Decision	Prior Approval Not Required	
Ward	Coedffranc North	

18	App No. P/2013/34	Type Householder
Proposal	Single storey side extension	
Location	154 Longford Road, Longford, Neath, SA10 7HL	
Decision	Approval with Conditions	
Ward	Dyffryn	

19	App No. P/2013/35	Type Discharge of Cond.
Proposal	Submission of details pursuant to Condition 24 of P2012/0128 (granted on 30/3/12) in respect of a biodiversity management plan.	
Location	Land rear of Magistrates Court, Dock Road, Port Talbot, SA13 1RA	
Decision	Approval with no Conditions	
Ward	Margam	

20	App No. P/2013/47	Type Householder
Proposal	Alterations to roof to include front and rear dormers, provision of gable ends to northern and southern elevations, front porch and single storey side extension	
Location	44A Neath Road, Crynant, Neath, SA10 8SE	
Decision	Approval with Conditions	
Ward	Crynant	



21	App No. P/2013/48	Type Change of Use
Proposal	Retention of use of former dwelling to two three bed dwellinghouses.	
Location	21-23 Parc Bryn, Skewen, Neath, SA10 6YY	
Decision	Approval with no Conditions	
Ward	Coedffranc Central	

22	App No. P/2013/49	Type Full Plans
Proposal	Extension to building for use as a waste transfer station (Sui-generic Use) non-hazardous waste.	
Location	Workshop, Elba Crescent, Crymlyn Burrows, Swansea, SA1 8QQ	
Decision	Approval with Conditions	
Ward	Coedffranc West	

23	App No. P/2013/53	Type Householder
Proposal	Front porch	
Location	29 Westlands, Aberavon, Port Talbot, SA12 7BW	
Decision	Approval with Conditions	
Ward	Aberavon	

24	App No. P/2013/54	Type LawfulDev.Cert-Exist
Proposal	Use of residential dwelling for the care of up to three children and associated carers living together as a single household (Application for a Certificate of Proposed Lawful Use)	
Location	Ty Groeswen, Lane From Glan Yr Afon Road To Bryndu House Farm, Bryndu Pyle, Bridgend, CF33 6RA	
Decision	Issue Lawful Dev.Cert.	
Ward	Margam	

25	App No. P/2013/56	Type Advertisement
Proposal	One internally illuminated fascia sign, and one internally illuminated projecting sign.	
Location	Unit 2, Llwyn Helyg Retail Park, Dwr Y Felin Road, Caewern, Neath, SA10 7BZ	
Decision	Approval with Conditions	
Ward	Bryncoch South	

26	App No. P/2013/58	Type Householder
Proposal	Two storey rear extension and extension to existing garage	
Location	9 Heol Y Graig, Cwmgwrach, Neath, SA11 5TW	
Decision	Approval with Conditions	
Ward	Blaengwrach	

27	App No. P/2013/68	Type Householder
Proposal	Demolition of existing outbuilding, construction of single storey rear extensions and part two storey, part single storey side extension	
Location	132 Neath Road, Rhos, Pontardawe, Swansea, SA8 3HB	
Decision	Approval with Conditions	
Ward	Rhos	

28	App No. P/2013/69	Type Scoping Opinion
Proposal	Request for Scoping Opinion under Regulation 10 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 (as amended) in respect of a 15 turbine windfarm	
Location	Land 500m South West of, Cynnonville, Port Talbot	
Decision	EIA Required	
Ward	Cymmer	

29	App No. P/2013/72	Type Householder
Proposal	First floor rear extension.	
Location	48 Henry Street, Neath, SA11 1PG	
Decision	Approval with Conditions	
Ward	Neath East	

30	App No. P/2013/75	Type PriorNotif.Agric.Bld
Proposal	Prior notification for construction of a replacement agricultural building	
Location	Hendrelas Farm, Pentwyn Access Road, Rhos, Pontardawe, Swansea, SA8 3JT	
Decision	Prior Approval Not Required	
Ward	Rhos	

31	App No. P/2013/81	Type Householder
Proposal	Provision of a replacement car parking space and replacement of garage door with a window to accommodate the conversion of the garage to living accommodation.	
Location	69 Ascot Drive, Baglan, Port Talbot, SA12 8YL	
Decision	Approval with Conditions	
Ward	Baglan	

32	App No. P/2013/85	Type Prior Notif.Demol.
Proposal	Demolition of existing community centre (application for prior notification of proposed demolition)	
Location	Croeserw Community Centre, Sunny Crescent, Croeserw, Cymmer, Port Talbot, SA13 3PG	
Decision	Prior Approval Not Required	
Ward	Cymmer	

33	App No. P/2013/89	Type Advertisement
Proposal	Replacement illuminated fascia and projecting signs	
Location	Unit 3 Llwyn Helyg Retail Park, Dwr Y Felin Road, Caewern, Neath, SA10 7BZ	
Decision	Approval with Conditions	
Ward	Bryncoch South	

34	App No. P/2013/91	Type Full Plans
Proposal	Replacement shop front.	
Location	Unit 3 Llwyn Helyg Retail Park, Dwr Y Felin Road, Caewern, Neath, SA10 7BZ	
Decision	Approval with Conditions	
Ward	Bryncoch South	

35	App No. P/2013/92	Type Householder
Proposal	Single storey rear extension	
Location	237 Neath Road, Briton Ferry, Neath, SA11 2AZ	
Decision	Approval with Conditions	
Ward	Briton Ferry East	

36	App No. P/2013/94	Type Householder
Proposal	Two storey rear extension	
Location	13 Victoria Terrace, Cwmavon, Port Talbot, SA12 9BP	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

37	App No. P/2013/95	Type Householder
Proposal	Single storey rear extension.	
Location	30 Cryddan Road, Neath, SA11 1SR	
Decision	Approval with Conditions	
Ward	Neath East	

38	App No. P/2013/99	Type Householder
Proposal	Proposed scooter shed to side elevation.	
Location	11 Bowen Street, Neath, SA11 1BU	
Decision	Approval with Conditions	
Ward	Neath East	

39	App No. P/2013/100	Type Full Plans
Proposal	Retention of temporary use of detached garage as sales office and associated external alterations and car parking (18 Months only)	
Location	Plots 75 & 76 Phase 1A, Coed Darcy, Llandarcy	
Decision	Approval with Conditions	
Ward	Coedffranc West	

40	App No. P/2013/102	Type Neigh.Auth/Nat.Park
Proposal	Consultation from Rhondda Cynon Taff CBC regarding a request for a scoping opinion for 3no. wind turbines at Abergorki Windfarm.	
Location	Abergorki Windfarm, RCT	
Decision	No Objections with Conditions	
Ward	Outside Borough	

41	App No. P/2013/106	Type Full Plans
Proposal	Flight of steps.	
Location	Former BP Oil Refinery, Coed Darcy, Llandarcy, Neath	
Decision	Approval with Conditions	
Ward	Coedffranc West	

42	App No. P/2013/109	Type Householder
Proposal	Rear conservatory.	
Location	31 Adare Street, Sandfields, Port Talbot, SA12 6QF	
Decision	Approval with Conditions	
Ward	Sandfields East	

43	App No. P/2013/111	Type Householder
Proposal	Replacement of garage door with window and insertion of patio doors to rear elevation to facilitate garage conversion and provision of a replacement car parking space.	
Location	67 Ascot Drive, Baglan, Port Talbot, SA12 8YL	
Decision	Approval with Conditions	
Ward	Baglan	

44	App No. P/2013/112	Type Householder
Proposal	Single storey rear extension	
Location	21 Walters Road, Cwmllynfell, Swansea, SA9 2FH	
Decision	Approval with Conditions	
Ward	Cwmllynfell	

45	App No. P/2013/114	Type Householder
Proposal	Single storey rear extension and rear dormer.	
Location	22 Ashgrove, Baglan, Port Talbot, SA12 8PP	
Decision	Approval with Conditions	
Ward	Baglan	

46	App No. P/2013/115	Type Householder
Proposal	Demolition of single storey rear extension and construction of a single storey rear extension	
Location	Glen View, 1 High Street, Alltwen, Pontardawe, Swansea, SA8 3BT	
Decision	Approval with Conditions	
Ward	Alltwen	

47	App No. P/2013/117	Type Advertisement
Proposal	2no.non illuminated freestanding advertisement signs.	
Location	Land at, Harbour Way, Port Talbot	
Decision	Approval with Conditions	
Ward	Margam	

48	App No. P/2013/125	Type Advertisement
Proposal	Retention of internally illuminated fascia sign and projecting sign.	
Location	8 Green Street, Neath, SA11 1DR	
Decision	Approval with Conditions	
Ward	Neath North	

49	App No. P/2013/126	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 29 (Construction Method Statement) of application P2012/0370 granted on the 24/1/13.	
Location	48 Crymlyn Parc and Land to Rear, Skewen, Neath, SA10 6DG	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

50	App No. P/2013/128	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 4 (Design Stage Assessment under Code for Sustainable Homes) of application P2012/0370 granted on the 24/01/13.	
Location	48 Crymlyn Parc and Land to Rear, Skewen, Neath, SA10 6DG	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

51	App No. P/2013/141	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 5 (monitoring, maintenance and contingency action) of application P2011/0023 granted on the 24/03/11.	
Location	Former Gas Works, Milland Road, Neath, SA11 1NJ	
Decision	Approval with no Conditions	
Ward	Neath East	

52	App No. P/2013/143	Type PriorNotif.Agric.Bld
Proposal	Detached agricultural storage building (prior notification)	
Location	Cilhendre Fawr Farm, Wernddu Road, Alltwen, Pontardawe, Swansea, SA8 3HY	
Decision	Prior Approval Not Required	
Ward	Alltwen	

53	App No. P/2013/149	Type Householder
Proposal	Part single storey part two storey rear extension and single storey side extension	
Location	12A Riverside Gardens, Glynneath, Neath, SA11 5LA	
Decision	Approval with Conditions	
Ward	Glynneath	

54	App No. P/2013/204	Type LawfulDev.Cert-Prop.
Proposal	Single storey rear extension (Lawful Development Certificate Proposed Use)	
Location	67 Bryn Awel, Cimla, Neath, SA11 1JQ	
Decision	Issue Lawful Dev.Cert.	
Ward	Neath South	

55	App No. P/2013/228	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 12 (floor levels) of planning permission ref P2007/1280 granted on 25-3-2008	
Location	The Former Royal Oak, 66 Commercial Road, Rhydyfro, Pontardawe, Swansea, SA8 4SL	
Decision	Approval with no Conditions	
Ward	Pontardawe	