

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
7TH MAY 2013

ENVIRONMENT SERVICES

REPORT OF THE HEAD OF PLANNING – N. PEARCE

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Human Rights Act

The Human Rights Act 1998 came into force on 2nd 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 Nicola Pearce.

SECTION A – MATTERS FOR DECISION

1. PLANNING APPLICATIONS RECOMMENDED FOR APPROVAL

<u>ITEM 1.1</u>	
<u>APPLICATION NO:</u> P/2013/191	<u>DATE:</u> 13/03/2013
PROPOSAL:	Detached dwelling (Outline)
LOCATION:	10 ELIAS ROAD, BRYNCOCH, NEATH NEATH PORT TALBOTS A10 7TN
APPLICANT:	Mr Alan Lockyer
TYPE:	Outline
WARD:	Bryncoch North

BACKGROUND INFORMATION

Background Information:

Members should note that this application is being reported to the Development Control Planning Committee, as the applicant is one of the Elected Members for Neath North Ward.

Planning History: None.

Publicity and Responses (if applicable):

3 neighbouring properties were consulted and a site notice was displayed on site: 2 letters of objection were received, which are summarised as follows:

- (1) The site notice was positioned on a lamp-post on Elias Drive and not directly right outside the application site, which would have made it more visible.
- (2) There are concerns that the proposal would restrict daily access to the old lane outside Number 10 if the application is approved, which is used daily by walkers.

- (3) The plans were not accessible on the website, but it is understood that the proposal is to demolish Numbers 9 and 10 and build a new house. If this is the case it is a depressing example of changing the old village of Bryncoch into a soul-less suburb on Neath, as the cottages have stood on the site for many years.
- (4) There are concerns about maintaining the access to Number 9 as it is a very narrow dirt track lane which could not cope with having additional traffic using it. During the winter the land becomes very muddy and more traffic using it would worsen the situation. In addition, if large commercial vehicles are to use the lane during construction the lane would become very dirty/muddy and almost unusable.
- (5) There are concerns that there could be difficulty accessing Number 9 if other cars were to park at the bottom of the lane, and there is an objection to skips and building materials being left outside Number 9.
- (6) Should the application be granted the following should be agreed:
- a. Guarantee that no skips or building materials are left or sited outside Number 9.
 - b. The large tree outside Number 9 should not be damaged in anyway as it provides shelter.
 - c. Once the building work has been completed the applicant should agree to tarmac the entire lane making it suitable for vehicles to use.

Blaenhonddan Community Council: No objection.

Head of Engineering & Transport (Highways): No objection, subject to conditions.

Biodiversity Unit: No objection, subject to conditions.

Welsh Water: No objection, subject to conditions.

Footpaths Section: No objection, subject to conditions.

Description of Site and its Surroundings:

The application site is located on land adjacent to 10 Elias Road, Bryncoch.

The application site is an irregular shaped parcel of land measuring approximately 0.023 hectares in area. It is relatively flat in profile. It has a maximum width of 10m at the front reducing to 6m at the rear, and an

overall depth of 31m. Pedestrian and vehicular access to the site is via Elias Road, an unmade track. The site is bounded by residential dwellings to the north, east and west, and the access track to the south. The site currently forms part of the garden area of Number 10, and is occupied by a small domestic shed and garage with some shrubs and hedges.

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:

This application seeks outline planning permission for the erection of one detached dwelling. All matters relating to access, appearance, landscaping, layout and scale are reserved for subsequent approval.

In line with the new outline requirements, the applicant has submitted an indicative layout and scale parameters. These illustrate the demolition of the existing garage and shed, and replacement with a single detached dwelling fronting onto the unmade part of Elias Road. The dwelling will measure between 5m-6m wide, 7m-9m in depth and 7m-9m high. Replacement parking for the donor property is proposed to the east of Number 10, with parking for the proposed dwelling on a new driveway to the east of the site.

EIA Screening/Scoping Opinion & Habitat Regulations:

As the development is not Schedule 1 or Schedule 2 Development on the EIA Regulations, a screening opinion will not be required for this application.

Material Considerations:

The main issues for consideration with regards to this planning application are the principle of residential 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

H3 Infill and Windfall Development within Settlements
ENV17 Design
T1 Location, Layout and Accessibility of New Proposals
H4 Affordable Housing
ENV5 Nature Conservation

As the proposed site is located within the settlement limits defined by Policy H3 of the UDP, the principal of a residential development at this location is generally acceptable in terms of planning policy, provided there are no overriding highway, amenity or service objections.

With regards to the issue of affordable housing, as this application relates to outline permission for one dwelling only, the developer would not be required to provide affordable housing in this instance.

In respect of Code for Sustainable Homes and TAN 22, the applicant has provided a pre-assessment to demonstrate that the proposed dwelling would reach the required Code Level 3 and achieve 1 credit under category Ene1. Suitably worded conditions will be imposed on the permission, should it be granted, requiring a design stage assessment and related certification, together with a post construction stage assessment and a final code certificate indicating the levels achieved.

Visual Amenity:

It was noted during the site visit that Numbers 9-10, which are immediately adjacent to the site and also front onto the unmade part of Elias Road, are two-storey semi-detached dwellings with gable ended ridged-roofs running east-west. Although matters relating to appearance, scale and layout are reserved for subsequent approval, the submitted scale parameters indicate that the maximum ridge height of the proposed dwelling would be 9m, which is similar to the existing dwellings. In addition, the indicative siting shows a detached dwelling also fronting onto the unmade part of Elias Road, with suitable parking and garden areas. It is therefore considered that a dwelling can be erected on the site which would not have a detrimental impact upon the overall character and appearance of the surrounding area or street-scene.

Residential Amenity:

In respect of potential overbearing and overshadowing, due to the indicative siting and maximum height of the proposed dwelling relative to

existing neighbouring properties, it is considered that a sympathetically designed and sited dwelling could be erected without having an unacceptable adverse impact in terms of overbearing and overshadowing upon neighbouring properties.

Turning to potential overlooking issues, it should be noted that the dwellings which bound the site are Number 10 Elias Road, plus Numbers 4-6 Briarwood Close. With regards to Number 10, it should be noted that there are no side-facing windows in the main pine-end of Number 10. As such, it is considered that the proposal would not create any unacceptable overlooking issues. With regards to Number 4, it should be noted that this is located to the immediate rear of the application site and is over 21m away. This separation distance is sufficient to prevent any unacceptable overlooking issues. Turning to Number 6 Briarwood Close, as there is approximately 14m distance between the two properties at a 60-50 degree angle, and there are only two doors on the rear of the single-storey side extension of Number 6, this is considered adequate to ensure that a dwelling could be erected on the application site without creating any unacceptable overlooking issues - especially if it is designed so that habitable room windows are sited on the front and rear elevations only at first floor level, with adequate means of enclosure around the proposed dwelling.

Highway Safety (Access, Parking and Traffic flows):

Members should note that Number 10 currently benefits from historic vehicular access rights over the unmade part of Elias Road. The proposed development would provide off-street car parking for the donor property on a driveway to the east of the dwelling, with off-street parking for the new property also on a new driveway to the east. The Head of Engineering and Transport (Highways Section) has assessed the submitted information, including the swept path analysis, and offers no objection to the proposed residential development subject to conditions. Provided the requested conditions are imposed on the application, it is therefore considered that there would be no detrimental impact upon highway or pedestrian safety.

Landscaping and Ecology (including trees & Protected Species):

As previously stated, landscaping of the site is reserved for subsequent approval. Nevertheless, the Biodiversity Unit raises no overriding objection to the proposed development. It is therefore considered that the principle of a residential development would be acceptable in terms of

landscaping and ecology.

Flooding:

Not Applicable.

Pollution (air and ground):

Not Applicable.

Others (including objections):

In response to the 2 letters of objection, the following comments are made:

- Turning to the comments relating to the site notice, it should be noted that it was attached to the nearest accessible lamppost to the application site in a prominent visible position. It was not possible to erect the site notice directly outside the property.
- In respect of the concerns that the proposal would restrict daily access to the old lane, which is used daily by walkers, it should be noted that this is a registered Public Right of Way (AN17). As such, public access and use of it must be maintained at all times in agreement with the Authority's Footpaths Section.
- With regards to the concerns that the plans were not accessible on the website, it should be noted that all documentation including application forms, plans, design and access statement etc. are scanned in and publicly available for viewing. As previously stated in this report, it should be noted that the proposal is not to demolish Numbers 9 and 10 and build a new house. It is proposed to erect an additional dwelling on land adjacent to Number 10. Provided it is suitably designed, it is considered that this would be acceptable in terms of visual amenity.
- In respect of the concerns relating to the access to the site, it should be noted that the Head of Engineering and Transport (Highways Section) offers no objection to the proposed development subject to conditions, including the upgrading of the current surface of the track. It should be noted that they do not require the track to be finished in a tarmacadam surface, as this is likely to cause surface water run-off problems. A porous surface would therefore be required instead as this would allow natural drainage.

- Turning to the concerns that no skips or building materials should be left or sited outside Number 9, as previously stated this section of Elias Road is a registered Public Right of Way. As such, public access and use of it must be maintained at all times, and the placing of skips or building materials would not usually be permitted by the Authority's Footpaths Section. Furthermore, a license from the Council is also required to place skips on the highway, and it is unlikely to be granted if it would cause an obstruction.
- With regards to the potential access problems to Number 9 from parked vehicles, as previously stated, this section of Elias Road is a Public Right of Way and vehicles should not park as to obstruct the use of it. If there are any parking problems however, this would not be a planning issue, as it would be dealt with separately by the Police.
- Finally, turning to the issue of the tree outside Number 9, it should be noted that this is outside of the application site and should be affected by the proposed development. Nevertheless, as it is not covered by a Tree Preservation Order, if any works are required or if it is damaged in anyway it would be a civil matter between the relevant landowner and other parties involved.

Conclusion:

It is considered that the principle of a residential development for the construction of one dwelling would not have a detrimental impact upon residential amenity, or upon the character and appearance of the surrounding area, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policies GC1, ENV17, T1, H3, H4 and ENV5 of the Neath Port Talbot Unitary Development Plan. Approval is therefore recommended.

Recommendation: Approval with Conditions.

CONDITIONS:

(1) Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

The application was made for outline planning permission.

(2) Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason

The application was made for outline planning permission.

(3) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

(4) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

(5) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve 6 credits under category Ene1 if the site was registered with a Code Assessor prior to 11th December 2010 in accordance with the requirements of Code for Sustainable Homes: Technical Guide April 2009, or Level 3 and 1 credit

under category Ene1 of the code if the site was registered on or after 11th December 2010 in accordance with the requirements of Code for Sustainable Homes: Technical Guidance November 2010.

Reason

In the interests of Sustainability.

(6) No development of the dwelling hereby approved shall commence until details of a Code for Sustainable Homes 'Design Stage' assessment and related certification certifying that Code Level 3 and 6 Credits under Ene1 are achieved if the site was registered with a Code Assessor prior to 11th December 2010 in accordance with the requirements of Code for Sustainable Homes: Technical Guide April 2009, or Level 3 and 1 credit under category Ene1 of the code if the site was registered on or after 11th December 2010 in accordance with the requirements of Code for Sustainable Homes: Technical Guidance November 2010 have been achieved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved assessment and certification unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of Sustainability.

(7) Unless otherwise agreed in writing, the dwelling hereby approved shall not be occupied until a Code for Sustainable Homes 'Post Construction Stage' assessment has been carried out in relation to it, and a Final Code Certificate has been issued for it certifying that Code Level 3 and 6 Credits under Ene1 have been achieved under Technical Guide April 2009, if the site was registered with a code assessor prior to 11th December 2010, or Level 3 plus 1 credit under Ene 1 are achieved if the site was registered with a code assessor either on or after the 11th December 2010 under the requirements of Code for Sustainable Homes Technical Guidance November 2010. The certificate shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of Sustainability.

(8) Unless otherwise agreed in writing, prior to occupation of the dwelling hereby permitted, an artificial nesting site for birds shall be

erected on the dwelling to one of the following specifications, and retained as such thereafter;

Nest Box Specifications for House Sparrow Terrace:

Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings.

Entrance holes: 32mm diameter

Dimensions: H310 x W370 x D185mm

or

Swift Nest Box Specification:

Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.

Dimensions: H150 x W340 x D150mm

Reason

In the interest of Biodiversity.

(9) If any bats are discovered during construction or demolition works, the work should stop immediately and the applicant should contact Natural Resources Wales immediately, as a licence may be required to continue, as bats are European Protected Species and afforded protection under the Conservation of Habitats and Species Regulations 2010 and by the Wildlife and Countryside Act 1981 (as amended).

Reason

In the interests of protected species.

(10) Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.

Reason

In the interest of adequate drainage.

(11) No surface water or land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of adequate drainage.

(12) Adequate provision shall be made for the drainage of the site to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely affected by the development. As part of the reserved matters required by Condition 1, a detailed drainage scheme for the foul, land and surface water of the site shall be submitted to and approved in writing by the Local Planning Authority, and implemented on site prior to occupation of the dwelling and retained as such thereafter.

Reason

In the interest of adequate drainage.

(13) Notwithstanding the submitted information and prior to first occupation of the approved dwelling, it shall be provided with two off-street parking places, or three if the gross floor area of the dwelling exceeds 120 square metres, and these shall be retained open and free for such use thereafter.

Reason

In the interest of highway and pedestrian safety.

(14) Notwithstanding the submitted details, the drive shall be a minimum width of 3.6 metres minimum and a minimum length of 9.6m and prior to first use of the dwelling shall be surfaced in porous material, or provision must be made to direct run-off water from the hard surface to a permeable porous area or surface within the curtilage of the dwelling, and shall be permanently maintained so that it continues comply with the above requirements.

Reason

In the interest of highway and pedestrian safety.

(15) Unless otherwise agreed in writing, no development shall take place until replacement off-street car parking has been provided with the curtilage for the donor property, Number 10, measuring a minimum width of 3.6m and a minimum length of 9.6m and surfaced in porous material, or provision must be made to direct run-off water from the hard surface to a permeable porous area or surface within the curtilage of the dwelling, and retained open and free for parking use, and shall be permanently maintained so that it continues comply with the above requirements.

Reason

In the interest of highway and pedestrian safety.

(16) Any gates shall be of a type which open inwards only, can be seen through, and shall be maintained as such thereafter.

Reason

In the interest of highway and pedestrian safety.

(17) No surface water from within the curtilage of the dwelling shall be allowed to flow out onto the public highway or be connected into the highway drainage system.

Reason

In the interest of highway and pedestrian safety and adequate drainage.

(18) Unless otherwise agreed in writing, no development shall take place until the access track leading to the site has been widened to a minimum of 4.5 metres and surfaced and drained using porous materials in accordance with scheme to be first submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented on site prior to commencement of the development, and retained as such thereafter.

Reason

In the interest of highway and pedestrian safety and to ensure adequate access is provided to the site.

(19) As part of the first reserved matters applications details of the floor level of the development, including cross-sections of the site, shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be completed in accordance with these agreed levels, unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interest of the amenities of the area and to ensure a satisfactory street picture.

(20) As part of the reserved matters required by Condition 1, samples of the materials to be used in the construction of the external surfaces of the

development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the visual amenity of the area.

(21) As part of the first reserved matters application details of the proposed means of enclosures to all property boundaries shall be submitted to and agreed in writing with the Local Planning Authority. The agreed means of enclosures shall be erected on site prior to the occupation of the associated dwelling, and retained as such thereafter.

Reason

In the interests of the visual amenity of the area and the amenities of the occupiers of proposed and existing dwellings.

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 principle of a residential development for the construction of one dwelling would not have a detrimental impact upon residential amenity, or upon the character and appearance of the surrounding area, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policies GC1, ENV17, T1, H3, H4 and ENV5 of the Neath Port Talbot Unitary Development Plan.

NOTES TO DEVELOPER:

(1) The applicant is advised that Public Right of Way AN17 is adjacent to the site. The Public Right of Way shall be protected at all times, and any damage caused to the right of way shall be rectified to the satisfaction of this Authority. Prior to undertaking any works to the Public Right of Way, please contact Mr Jon Griffiths from the Footpaths Section on 01639 686199.

(2) The applicant should note that any soakaway must be designed, constructed and located in accordance with the requirements and criteria contained within the Building Regulations. This will ensure no nuisance is created to any lower lying, vulnerable land or the public highway. If ground conditions should prove to be unsatisfactory for soak away drainage, then the applicant must provide alternative suitable proposals for dealing with surface water run-off.

(3) The applicant may wish to consider providing and installing a simple water 'butts' or 'butts' to collect run-off water from roof areas. The applicant can then use collected water, for non-portable uses, such as garden irrigation.

(4) It is recommended that vegetation clearance should avoid the bird breeding season 1st March to 31st July inclusive in accordance with the Wildlife and

Countryside Act 1981 (as amended).

(5) The applicant is advised that if the existing native hedge is removed, a native hedge of equivalent length should be incorporated within the landscaping scheme as part of the reserved matters.

(6) The applicant is advised that if a connection is required to the public sewerage system, they should contact Dwr Cymru Welsh Water's Developer Services on 0800 9172652.

Please note that some public sewers and lateral drains may not be recorded on their maps because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist with dealing with the proposal, please contact the Operations Centre on 0800 0853968 to establish the location and status of the sewer. Under the Water industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The Welsh Government have introduced new legislation that will make it mandatory for all developers who wish to communicate with the public sewerage system to obtain an adoption agreement for their sewerage apparatus and an agreement under Section 104 of the Water Industry Act (WIA) 1991 will need to be completed in advance of any authorisation to communicate with the public sewerage system under Section 106 WIA 1991 being granted by DCWW.

(7) The applicant is advised that any buildings to be removed or demolished on the site should be done in a sensitive way as bats may be present, which are afforded protection under the Conservation of Habitats Species Regulations 2010 and the Wildlife and Countryside Act 1981 as amended.

**2. APPLICATION DEFERRED TO PLANNING (SITE VISITS) SUB COMMITTEE
(NOTE: TO BE READ IN CONJUNCTION WITH THE MINUTES OF THE SUB COMMITTEE MEETING)**

<u>ITEM 2.1</u>	
<u>APPLICATION NO:</u> P/2012/484	<u>DATE:</u> 25/02/2013
PROPOSAL:	Single storey front and side extension
LOCATION:	81 GRAIG ROAD, GELLINUDD PONTARDAWE, SWANSEA NEATH PORT TALBOTS A8 3DS
APPLICANT:	Mr Nicholas Long
TYPE:	Householder
WARD:	Rhos

BACKGROUND INFORMATION

Background

This application is reported to committee at the request of the ward member, to assess the impact of the proposal on the primary elevation of the dwellinghouse.

Planning History

L1989/0424	Extension	Approved	28/07/89
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Publicity and Responses (if applicable)

Cilybebyll Community Council – No Objection

The application was advertised on site and 2 Neighbouring Properties were consulted – No Response

Description of Site and its Surroundings

The application property was originally one large two storey house which has been extended and sub-divided to form three dwellings. The application property is the western wing of the original building, and has itself been extended in the form of a two storey side extension on its

northern elevation. The property is set within large grounds to the front and side of the dwelling and the applicant owns the field to the north of the application site. The property is accessed off a long driveway via the highway layby at the top of Alltwen Hill.

The existing application property is constructed with a pitched roof finished in slate, the elevations are finished in render painted a sand colour and the fenestration is white.

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

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

This application seeks full planning permission for a single storey front and side conservatory extension.

The conservatory will be 'L' shaped in footprint extending from the side elevation of the dwelling and wrapping around the front elevation. It measures 7 metres in length and 2.4 metres in width along the north-south section and 6.6 metres in length and 2.4 metres in width along the east-west section. The conservatory will be 2.7 metres to the eaves rising to a height of 3.5 metres to the top of the mono pitched roof.

The conservatory will have a polycarbonate roof, with the elevations comprising of dwarf walls with windows above and a door on both of the two elevations. The dwarf walls on both side elevation range from a height of between 1.4 metres and 1.8 metres. There will be steps leading down from the front and side doors and there will be a further set of steps at the end of the conservatory leading to the path at the front of the dwelling.

The dwarf wall will be finished in render which will be painted to match the existing dwelling, with white Upvc fenestration and a polycarbonate roof.

Material Considerations

The main issues to be considered in the determination of this application are the impact upon the character and appearance of the surrounding area, the impact upon the amenities of residents within neighbouring properties, and the impact upon the highway and pedestrian safety.

Policy Context

Neath Port Talbot Unitary Development Plan:

GC1 New Buildings/Structures and Changes of Use
ENV17 Design
ENV1 Development in the Countryside
ENV8 Developments in the Countryside

Household Extension Design Guide

Visual Amenity

Whilst the principle of an extension to an existing dwelling within the open countryside is generally acceptable, the guidance note contained within paragraph 8.12.5 of Policy ENV8 states that “proposals for replacement dwellings and for conversion to and the extension of existing dwellings will be expected to enhance the countryside. They should take the opportunity to provide a design which may be innovative, but which respects the design, scale and layout of dwellings in the local countryside. The size and bulk of the proposed building is likely to have a major influence on its visual impact, and proposals should not normally exceed the footprint or cubic content of the original building by more than 20%”.

It has been calculated that the footprint of the existing dwellinghouse as extended is as follows:

Existing		
Original house	13.0m x 4.5m =	58.50m ²
Previous Extension	5.0m x 4.6m =	23m ²
	Total =	81.5m ²
Proposed		
Original house and Previous Extension		81.5m ²
Conservatory	6.98 m x 2.4m & 4.2m x 2.4m =	26.83m ²
	Total =	108.33m ²

It can therefore be seen that the floorarea of the proposed conservatory together with the floorarea of the existing extension amounts to an area of 49.83, which is a percentage increase of 85.18% over and above the floorarea of the original dwellinghouse.

The previous extension was approved back in 1989, as it was considered that the extension would provide space to create a more modern standard of living accommodation for the applicant and the majority of the additional massing was viewed against the existing dwelling, so taking this into consideration and taking into consideration the design and materials of the proposal the extension was deemed to be acceptable. It should be noted that planning policy has changed significantly since that date.

This proposal seeks to extend the property further and even though the proposal is a single storey 'L' shaped conservatory, its scale together with its siting, wrapping around the front (Primary) elevation of this property dictates that it will undermine the traditional design and proportions of this dwellinghouse, in addition to dominating and unbalancing this primary elevation, to the detriment of its overall visual amenity, and the character and appearance of the surrounding countryside.

It is noted that other properties in the vicinity of the site have previously been extended but it should also be noted that all applications must be considered on their individual merit and planning policy and guidance specifically in relation to design have changed over the years whereby there is a greater emphasis now placed on design. Furthermore the fact that there are other extensions close by which are unattractive does not justify the approval of further unacceptable developments.

In terms of design, TAN 12 states that developments should be well designed, and if the design of proposals are inappropriate in their context, or fail to grasp opportunities to enhance the character, quality and function of an area or building, they should not be accepted, as they could have a detrimental effect on existing communities.

Discussions have taken place with the applicant when the concerns regarding the scale and siting of the conservatory, wrapping around the front elevation were explained. It was also suggested that if the proposal was amended to remove the element of the conservatory which extended across the front elevation of the dwellinghouse, thereby restricting it to a side conservatory only, it was likely that the proposal would be supported. This was on the basis that its reduced scale and siting only on the side elevation would no longer dominate or adversely affect the proportions of the dwellinghouse. Despite this advice, the applicant wishes the application to be considered in its current form.

It is therefore considered that the location of the application site within the open countryside, together with the size and siting of the proposed conservatory wrapping around the front (Primary) elevation of the dwellinghouse would dominate and unbalance the appearance of the original dwellinghouse in terms of scale, design and proportions to the detriment of its character and appearance and also the visual amenity of the surrounding rural area.

This view is underpinned by a recent planning appeal (APP/2089772 on application P2008/438). In his decision the Inspector noted that the proposed extension would result in the removal of certain unattractive features relating to the existing building. However, he felt the addition of a large extension approximately 100% of the size of the existing dwelling would significantly change the proportions of the building, and as such would harm the character and appearance of the surrounding area. In dismissing the appeal, he also considered that the removal of the unsightly elements did not outweigh the additional harm created by the proposed extensions. Whilst it is accepted that each application must be considered on their merit, this appeal decision demonstrates the fact that Planning Inspectors are supporting the Authority's policy on extensions to dwellinghouses outside settlement limits.

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

The extension will be an 'L' shaped extension which will extend up to the boundary of the neighbouring property (No 85), the applicant has served notice on the owner of this property and has submitted certificate B as part of the planning application. Due to the orientation of the dwellings, after the subdivision of the original dwelling, this neighbouring property has first floor windows overlooking the proposal, however as the application is only single storey and as the side wall of the conservatory which faces towards this neighbouring property is a solid wall, it is considered that the proposal would not create any unacceptable overlooking, overbearing or overshadowing issues.

With regard to the neighbouring property (No 83), as this property is sited at the far southerly end of the application site the proposal will end approximately 7 metres from the boundary with this neighbouring property, which is considered a sufficient distance to ensure that the development would not create any unacceptable overlooking, overbearing or overshadowing issues.

It is considered therefore that the proposed development would not result

in any unacceptable overlooking, overbearance or overshadowing. As a consequence, the amenities of neighbouring residents will be safeguarded.

Highway Safety (e.g. Parking and Access)

There is adequate space with the application site to provide adequate off-street car parking for the dwellinghouse as extended. As a result it is not considered that the development will adversely affect highway or pedestrian safety.

Others (including objections)

None.

Conclusion

It is considered that the proposed development would not have a detrimental impact upon the amenities of residents within nearby dwellings or upon highway and pedestrian safety. However, it is considered that the scale of the proposed conservatory and its siting wrapping around the front, which is the primary elevation of the dwellinghouse, will result in the introduction of an extension which dominates the primary elevation and further detracts from the original scale, together with the traditional design and proportions associated with the original dwellinghouse. Policy ENV 8 identifies that extensions to properties outside settlement limits should not exceed 20% of the floorarea of the original dwellinghouse unless it protects the scale and proportions of the dwellinghouse. In this case the extension when measured with the previously constructed extension significantly exceeds the 20% threshold and does not protect the scale, design and proportions of this traditional property. It is therefore considered that the proposal would result in the addition of an incongruous and unbalancing addition to the property on the primary elevation of the dwelling, which would adversely affect its overall appearance to the detriment of the open countryside. Hence, the proposed development would be contrary to Policies GC1, ENV1, ENV8 and ENV17 of the Neath Port Talbot Unitary Development Plan, together with the objectives of the design guide for household extensions.

Recommendation

Refusal

Reason;

(1) It is considered that the excessive size of the proposed conservatory together with its modern design and siting which wraps around the front elevation of this traditional dwellinghouse, will introduce an incongruous and unbalancing feature on the front elevation. This will in turn undermine the design, scale and proportions of the original dwellinghouse to the detriment of its visual amenity and the character and appearance of its rural setting. Hence, the proposed development would be contrary to Policies GC1, ENV1, ENV8 and ENV17 of the Neath Port Talbot Unitary Development Plan, together with the objectives of the Household extension design guide.

3. APPEALS RECEIVED

Appeal Ref: A2013/0003 **Planning** P2012/0867

PINS APP/Y6930/A/13/2195787

Applicant: Mr & Mrs C Booth

Agent:

Proposal: Dwelling (Outline)

Site Address:

Land rear of
2 TWYNREFAIL PLACE
GWAUN CAE GURWEN
AMMANFORD
SA18 1HY

Start 15/04/2013

Appeal Ref: **A2013/0004** **Planning**
D2013/0003

PINS APP/Y6930/C/13/2195240

Applicant: ABERPERGWM ESTATE (JERSEY) LTD

Agent:

Proposal:

Site Address:

FORMER ABERPERGWM HOUSE
MANOR DRIVE
GLYNNEATH
NEATH, SA11 5RE

Start 16/04/2013

Appeal Ref: **A2013/0005** **Planning** P2011/1054

PINS APP/Y6930/A/13/2196649

Applicant: Mr Rhodri Jones

Agent:

Proposal: Retention of Hydro power scheme including intake dam,
pipe,

turbine house, outfall and other associated works (amended
location plans received 11.09.12)

Site Address:

Nant Creunant

Crynant

Neath

Start 18/04/2013

4. APPEALS DETERMINED

Appeal Ref: A2012/0011 Planning P2011/0553

PINS APP/2177302/2179807/2179809

Applicant: Mr & Mrs J O Jones

Agent:

Proposal: Retention of building and use as a dwelling house (Class C3) and completion of associated works and Enforcement Notices relating to Unauthorised use of the building and Unauthorised Operational development and two enforcement notices relating the unauthorised use of the building as a dwelling

Site Address:

COED Y NANT BARN
HENDRE LAS FARM
RHOS PONTARDAWE
SWANSEA
SA8 3JT

Start 24/07/2012

Decision Date:15/04/2013

Decision Code:Dismissed

This appeal was in relation to an Enforcement Notice served by the Council requiring the cessation of the use of the building as a dwelling and the refusal of the Council to grant planning permission for the retention of the building and its use as a dwelling house (Class C3) and completion of associated work.

The matter was dealt with at a hearing where the inspector considered that the main issues for consideration were whether or not the use of the Building as an unrestricted unit of residential accommodation/dwelling house would be a justifiable forms of development in the open countryside having regard to planning policies which are designed to protect the countryside; whether or not such use would be sustainable in terms of modes of transport; and whether any harm arising from the previous main issues (if found) would be outweighed by other material planning considerations

The Inspector noted that the appellant has presented no evidence to argue that the proposed was justifiable as it related to a rural enterprise and that as it was, as a matter of fact, a new building in the open countryside. The appellant argued that, in accordance with Policy ENV8B, he had undertaken a marketing exercise to demonstrate that there was no other viable commercial use for the building and therefore its use as a dwelling should be permitted. The Inspector considered that there was a buoyant tourist industry within the area and the uncertainty over the planning statutes of the business building, as advertised by the estate agent, had resulted in an unsatisfactory attempt to market the building. As such the development would be an unjustifiable form of development in the open countryside contrary to Policy ENV1 and ENV8B of the UDP.

Turning to the issue of sustainability the Inspector noted that there had been no change in circumstances since the previous appeal in March 2011, and that the appellant was heavily reliant on the motor car. He concurred with the view of the previous inspector and concluded that the development, by virtue of its location would be dependant on the private motor car and contrary to PPW and Policy T1 of the UDP.

The Inspector also had regard to evidence submitted by the appellant relating to the collapse, demolition and partial reconstruction of the building which the appellant considered amounted to “special circumstances” which justified the development. The appellant outlined a number of similar cases relating to the partial collapse of other barns. These cases did not however relate directly to the appeal site as the barns were not completely removed and there were climatic conditions outside the appellant’s control which contributed to the collapse. The Inspector therefore concluded that there were no “special circumstances” in this case and builder’s failures to use adequate constructing methods and the appellant’s lack of knowledge concerning the planning process were insufficient reasons to grant planning permission.

In reaching a decision the inspector took into account all other matters together with appropriate human rights and dismissed the appeal.

Turning to the ground (g) appeal of the Enforcement Notice the Inspector concluded that the period of time to cease the use as a dwelling house was not sufficient and therefore amended the Notice to twelve months. The appellant is therefore required to cease the use of the building as a dwelling by 15th April 2014.

Finally, taking the remaining elements of the Enforcement Notice, the Inspector concluded that the building as built was not unlawful and had, despite its use and variation from the approved plans, been undertaken sufficiently in accordance to P2009/0406. As such he considered that the Enforcement Notice should be amended to read a breach of Condition 1 P2009/0406.

Appeal Ref: A2013/0001 Planning P2012/0765

PINS APP/Y6930/A/12/2189304

Applicant: Mr Dennis Smith

Agent:

Proposal: Alterations to existing side dormer and new balcony.

Site Address:

6 BLAENWERN
BRYNCOCH
NEATH
SA10 7AA

Start 09/01/2013

Decision Date:19/04/2013

Decision Code:Dismissed

An appeal was made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission for alterations to an existing side dormer and new balcony.

The Inspector commented that “although there is presently some overlooking from the existing dormer windows, views from an external platform would be significantly more intrusive. In particular the proposed balcony would result in commanding views over the adjacent bungalow at 33 Pen y Wern, and also the garden and side aspect of 5 Blaenwern”.

Whilst it was acknowledged by the Inspector that a letter of support had been received from the occupants of the adjacent bungalow No33, she considered the extent of overlooking would be so invasive that the living

conditions of the occupants of 33 Pen y Wern and 5 Blaenwern would be seriously harmed by the proposal.

The Inspector also stated that although the window casements differ in style, the dormers are nonetheless balanced in scale and appear as uniform features in the roof plane. The proposed balcony would however fundamentally alter the appearance of one of the dormers and disrupt this visual integrity, which would in turn result in harm to the character and appearance of the appeal property and general street scene.

5. ENFORCEMENT REPORT

Progress Report on East Pit OCCS

Members will recall that a report was taken to this committee on the 5th 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.

The report to Committee on the 16th April provided a further update on the progress of the preparation of the application and the Environmental Statement. That included background on the meetings held with Celtic Energy and their consultants, confirmation that a Scoping Report under the Environmental Impact Assessment Regulations had been received and was undergoing consultation and consideration, and that planning consultants intended to hold a meeting with the three local Community Councils of the area as part of the preparation of the Health Impact Assessment.

A further meeting was held with Celtic Energy and their planning consultants on Thursday 25 April where a review on the progress of the Scoping Request, originally received on 23 March, was undertaken. That meeting highlighted the progress made by the planning consultants. Some of the preparation being undertaken is summarised below.

- Landscape assessment- where photographic evidence was being finalised week ending 26 April.
- Progress on air quality assessment, noise and blasting concentrating on monitoring and modelling.
- Highway assessment remodelling.
- Hydrology, particularly in respect of the Scoping responses from Natural Resources Wales.
- Ecology- updated data and reports aided by a meeting previously held with the Biodiversity Officer of the Authority.

- Socio-Economic Assessment aided by additional information from the developer.
- Health Impact Assessment – confirmation that a meeting was being held with the three Community Councils on the evening of 25th April at Tairgwaith Community Centre. The meeting was held and was observed by Council officers. The issues raised by the Community Councils in the meeting will feed into the Health Impact Assessment.

The planning consultant has confirmed that the application was on target for a submission by 3rd June and that the delivery was unlikely to be delayed.

The Scoping Opinion from this Council is now likely to be determined week commencing 29th April which will be based on the Scoping Report originally submitted by Celtic Energy/the planning consultants on 22nd March, the content of any consultation replies from statutory bodies and information given to the applicants on any specific issues and criteria that would require particular attention.

A further meeting between Celtic Energy, the planning consultants and officers of this Authority is scheduled for 16 May, and a further report will be made to this Committee at the next meeting.

For information

**6. DELEGATED APPLICATIONS
DETERMINED BETWEEN 9TH APRIL AND 30TH APRIL 2013**

1	App No. P/2013/52	Type Change of Use
Proposal	Change of use of ground floor from Shop (Use Class A1) to one bedroom flat (Use Class C3), together with external alterations to windows, external staircase, plus replacement detached garage.	
Location	182 New Road, Skewen, Neath, SA10 6HD	
Decision	Approval with Conditions	
Ward	Coedffranc Cent	

2	App No. P/2013/83	Type Discharge of Cond.
Proposal	Details pursuant to conditions 20 and 22 of Planning Permission P2012/0871 (Approved on the 1/11/12) Landscaping and Boundary treatments.	
Location	Land to Rear of and Including, 102 Crymlyn Road, Skewen, Neath, SA10 6DT	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

3	App No. P/2013/101	Type Full Plans
Proposal	Erection of a 70m high anemometer mast (temporary consent for 36 months) (Additional Information - Ecological Report Received 13/3/13)	
Location	Land 2km Southeast of, Resolven, Neath	
Decision	Not to Issue Cert.App.Alt.Dev.	
Ward	Resolven	

4	App No. P/2012/397	Type Full Plans
Proposal	10 dwellings (Re-design of part of phase 3)	
Location	Pearson Way Development, off Wheatley Road, Neath, SA11 2EJ	
Decision	Approval with Conditions	
Ward	Neath East	

5	App No. P/2012/440	Type Change of Use
Proposal	Change of use of former ambulance station to 2no. self contained holiday flats, together with first floor side / rear extension, two storey rear extension, single storey side extension and replacement of existing mono pitched roof with ridged roof, swimming pool and associated car parking.	
Location	Ambulance Station, Margam Street, Cymmer, Port Talbot, SA13 3EE	
Decision	Approval with Conditions	
Ward	Cymmer	

6	App No. P/2012/721	Type Discharge of Cond.
Proposal	Submission of details pursuant to Condition 14 of P2011/0688 (granted on 2/9/11) in respect of an external lighting scheme.	
Location	Land at, TATA Steelworks, Margam, Port Talbot	
Decision	Approval with no Conditions	
Ward	Margam	

7	App No. P/2012/791	Type Listed Building Cons
Proposal	Conservation repairs and alterations to the castle terrace walls, screen and paving (Grade II*) broadwalk and steps (Grade II), south ha-ha, orangey terrace and service yard (Grade II*), vine house (Grade II) and former changing room and boiler house (Grade II) together with the demolition and replacement of existing access ramp serving castle terrace (application for listed building consent).	
Location	Margam Country Park, Water Street, Margam, Port Talbot	
Decision	Approval with no Conditions	
Ward	Margam	

8	App No. P/2012/882	Type Full Plans
Proposal	Temporary 60.3 metre high meteorological monitoring mast	
Location	Land at Mynydd Brombil, Margam, Port Talbot	
Decision	Approval with Conditions	
Ward	Taibach	

9	App No. P/2012/1089	Type Outline
Proposal	Demolition of existing dwelling and construction of two detached dwellings (Outline)	
Location	33 Parish Road, Blaengwrach, Neath, SA11 5SW	
Decision	Refusal	
Ward	Blaengwrach	

10	App No. P/2013/17	Type App under TPO
Proposal	Coppicing works to 11 Willow Trees covered by Emergency Woodland Order (T314/W6)	
Location	Land adjacent to, 7 Ffordd Derwen, Coed Hirwaun, Port Talbot, SA13 2TZ	
Decision	Approval with Conditions	
Ward	Margam	

11	App No. P/2013/18	Type App under TPO
Proposal	Works to four oak trees covered by Tree Preservation Order T204 / A1 comprising of the reduction and removal of branches to fenceline or suitable growth points and removal of dead wood.	
Location	73 Waun Daniel, Rhos, Pontardawe, Swansea, SA8 3HS	
Decision	Approval with Conditions	
Ward	Rhos	

12	App No. P/2013/41	Type Householder
Proposal	Single-storey side and rear extension.	
Location	20 Fernlea Park, Bryncoch, Neath, SA10 7SU	
Decision	Approval with Conditions	
Ward	Bryncoch South	

13	App No. P/2013/122	Type Full Plans
Proposal	External alterations comprising of the insertion of 2no. first floor windows in the front elevation and 6 no. windows at ground and first floor in the side elevation.	
Location	Unit 11 Mardon Park, Central Avenue, Baglan Energy Park, Port Talbot	
Decision	Approval with Conditions	
Ward	Baglan	

14	App No. P/2013/131	Type Householder
Proposal	First floor rear extension and decking.	
Location	9 Cerrig Llwydion, Pontrhydyfen, Port Talbot, SA12 9TT	
Decision	Approval with Conditions	
Ward	Pelenna	

15	App No. P/2013/138	Type Full Plans
Proposal	Installation of 7no. heat pumps on rear and side elevations.	
Location	Sandfields Methodist Church, Western Avenue, Sandfields, Port Talbot, SA12 7NF	
Decision	Approval with Conditions	
Ward	Sandfields West	

16	App No. P/2013/153	Type Discharge of Cond.
Proposal	Details to be agreed in associated with condition 7 (Control of Effluent) and condition 8 (Land Drainage) of planning permission ref: P2013/0010 granted on 31.01.13	
Location	Swn Y Nant Barn, Blaennant Farm, Blaenant Farm Access Road, Cilybebyll, Pontardawe, Swansea, SA8 3JH	
Decision	Approval with no Conditions	
Ward	Rhos	

17	App No. P/2013/159	Type Householder
Proposal	Retention of single storey rear conservatory	
Location	9 Nobel Avenue, Aberavon, Port Talbot, SA12 6YN	
Decision	Approval with Conditions	
Ward	Aberavon	

18	App No. P/2013/180	Type Householder
Proposal	Single storey rear extension	
Location	9 Llys Castell, Coed Hirwaun, Port Talbot, SA13 2UX	
Decision	Approved with 5yr expiry only	
Ward	Margam	

19	App No. P/2013/186	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 19 (Road Construction Details) of Planning Permission P2012/0345 (Approved on the 22/02/13)	
Location	Land at, Ocean View, Jersey Marine, Neath	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

20	App No. P/2013/187	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 5 (Code for sustainable homes design stage assessment) of Planning Permission P2012/0345 (Approved on the 22/02/13)	
Location	Land at, Ocean View, Jersey Marine, Neath	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

21	App No. P/2013/195	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 7 (Remediation validation) of Planning Permission P2011/1126 granted on the 28/03/12.	
Location	Plot 8, Brunel Way, Baglan Energy Park, Port Talbot	
Decision	Approval with no Conditions	
Ward	Briton Ferry We	

22	App No. P/2013/200	Type Householder
Proposal	Replacement pitched roof to two storey rear extension	
Location	19 Moorland Road, Sandfields, Port Talbot, SA12 6JA	
Decision	Approved with 5yr expiry only	
Ward	Sandfields East	

23	App No. P/2013/201	Type Householder
Proposal	Single storey side extension, replacement pitched roof to existing kitchen and 2 no. pitched roof rear dormers	
Location	100 Thorney Road, Baglan, Port Talbot, SA12 8LS	
Decision	Approval with Conditions	
Ward	Baglan	

24	App No. P/2013/202	Type Change of Use
Proposal	Change of use of land to the rear of 219 Western Avenue into garden curtilage and associated boundary wall and gate	
Location	Land rear of, 219 Western Avenue, Sandfields, Port Talbot, A12 7NE	
Decision	Approved with 5yr expiry only	
Ward	Sandfields West	

25	App No. P/2013/211	Type Full Plans
Proposal	Single storey extension to promenade elevation	
Location	Café Remo's, Princess Margaret Way, Aberavon, Port Talbot, SA12 6QW	
Decision	Approval with Conditions	
Ward	Sandfields West	

26	App No. P/2013/218	Type Householder
Proposal	Retention and completion of retaining wall and steps to front boundary.	
Location	28 Swansea Road, Pontardawe, Swansea, SA8 4AL	
Decision	Approval with Conditions	
Ward	Pontardawe	

27	App No. P/2013/219	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 17 (Details of wildflower seed mix) of Planning Application P2012/0370 granted on the 24/01/13.	
Location	48 Crymlyn Parc And Land to Rear, Skewen, Neath, SA10 6DG	
Decision	Approval with Conditions	
Ward	Coedffranc Nort	

28	App No. P/2013/221	Type App under TPO
Proposal	Works to one oak tree protected by Tree Preservation Order T 204/A1 comprising of reduction in length of lower branches.	
Location	Land rear of, 67 Waun Daniel, Rhos, Pontardawe, Swansea, SA8 3HS	
Decision	Approval with Conditions	
Ward	Rhos	

29	App No. P/2013/230	Type Householder
Proposal	Two storey rear extension	
Location	8 Osprey Drive, Cimla, Neath, SA11 3SL	
Decision	Approval with Conditions	
Ward	Cimla	

30	App No. P/2013/235	Type Discharge of Cond.
Proposal	Submission of details pursuant to Condition 2 of planning permission ref. P2011/0985 (granted on) in respect of 31/1/12) in respect of external finishes.	
Location	Land opposite, 34-54 Scarlet Avenue, Sandfields, Port Talbot, SA12 7PH	
Decision	Approval with no Conditions	
Ward	Sandfields West	

31	App No. P/2013/243	Type Householder
Proposal	Single storey rear extension	
Location	28 Maes Y Dre, Glynneath, Neath, SA11 5HH	
Decision	Approval with Conditions	
Ward	Blaengwrach	

32	App No. P/2013/244	Type Householder
Proposal	Increase in ridge height by 1.9m to accommodate first floor living accommodation and single storey side extension with first floor living accommodation	
Location	Pencymmer Bungalow, Maesteg Road, Cymmer, Port Talbot, SA13 3HS	
Decision	Approval with Conditions	
Ward	Cymmer	

33	App No. P/2013/249	Type Householder
Proposal	Extension to existing garage (Amendments to P2012/1035)	
Location	27 Wellfield, Melincourt, Neath, SA11 4AU	
Decision	Approval with Conditions	
Ward	Resolven	

34	App No. P/2013/250	Type Full Plans
Proposal	Electricity sub station and two No. electricity transformers.	
Location	Land at Swansea Gate Business Park, Fabian Way, Crymlyn Burrows, Neath SA1 8QJ	
Decision	Approval with Conditions	
Ward	Coedffranc West	

35	App No. P/2013/252	Type Householder
Proposal	Single storey rear extension	
Location	17 Dalton Road, Sandfields, Port Talbot, SA12 6SF	
Decision	Approval with Conditions	
Ward	Sandfields East	

36	App No. P/2013/258	Type Discharge of Cond.
Proposal	Submission of details pursuant to Conditions 10 & 11 of Planning Permission ref. P2011/0985 (granted on 31/1/12) in respect of a land contamination investigation and remediation scheme.	
Location	Land opposite, 34-54 Scarlet Avenue, Sandfields, Port Talbot, SA12 7PH	
Decision	Approval with no Conditions	
Ward	Sandfields West	

37	App No. P/2013/265	Type Full Plans
Proposal	Construction of 2no. smoking shelters.	
Location	Land at, TATA, Abbey Works, Port Talbot	
Decision	Approval with Conditions	
Ward	Margam	

38	App No. P/2013/269	Type Householder
Proposal	Single storey rear extension	
Location	14 Empire Avenue, Blaengwrach, Neath, SA11 5ST	
Decision	Approval with Conditions	
Ward	Blaengwrach	

39	App No. P/2013/273	Type Householder
Proposal	Two storey side extension	
Location	84 Castle Drive, Cimla, Neath, SA11 3YE	
Decision	Approval with Conditions	
Ward	Cimla	

40	App No. P/2013/274	Type Change of Use
Proposal	Change of use of ground floor from photographic studio (sui generic) to Training facility (Use Class D1) and ancillary retail (Use Class A1)	
Location	137 New Road, Skewen, Neath, SA10 6HL	
Decision	Approval with Conditions	
Ward	Coedffranc West	

41	App No. P/2013/283	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 17 (landscaping) of planning permission P2009/0113 granted on 23/3/11	
Location	Land off King Edward Road, Taigrwaith, Ammanford, SA18 1YD	
Decision	Approval with Conditions	
Ward	Lower Brynamman	

42	App No. P/2013/289	Type Householder
Proposal	Single storey rear extension	
Location	24 Hedd Aberth, Seven Sisters, Neath, SA10 9BT	
Decision	Approval with Conditions	
Ward	Onllwyn	

43	App No. P/2013/290	Type Discharge of Cond.
Proposal	Details submitted in accordance with Condition 3 of Planning Permission P2010/0295 (Approved on the 16/06/10) in respect of off street parking provision.	
Location	Land Adjacent, 1 Back Drive, Lonlas, Neath, SA10 6SB	
Decision	Approval with no Conditions	
Ward	Coedffranc Nort	

44	App No. P/2013/298	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 28 (Traffic Calming) of Planning Permission P2012/0345 (Approved on the 22/02/13)	
Location	Land at, Ocean View, Jersey Marine, Neath	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

45	App No. P/2013/309	Type LawfulDev.Cert-Prop.
Proposal	Single storey side extension (application for certificate of proposed lawful development)	
Location	4 Heol Syr William, Croeserw, Cymmer, Port Talbot, SA13 3SW	
Decision	Issue Lawful Dev.Cert.	
Ward	Cymmer	

46	App No. P/2013/314	Type Neigh.Auth/Nat.Park
Proposal	Consultation from neighbouring authority (Double garage and fuel store)	
Location	Nant y Melyn Farm, Cwmgors, Ammanford SA18 1DR	
Decision	Objections	
Ward	Outside Borough	

47	App No. P/2013/315	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition No 2 (materials) of P2009/113 granted on 23/3/11	
Location	Land off King Edward Road, Tairgwaith, Ammanford, SA18 1YD	
Decision	Approval with no Conditions	
Ward	Lower Brynamman	

48	App No. P/2013/322	Type Neigh.Auth/Nat.Park
Proposal	Consultation from City and County of Swansea in respect of a concrete batching plant at Kings Dock.	
Location	Northeast, Kings Dock, Swansea	
Decision	No Objections	
Ward	Outside Borough	

49	App No. P/2013/331	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 14 (mitigation scheme for species-rich grassland) of planning permission ref: P2009/0113 granted on 23-Mar-2011	
Location	Land off King Edward Road, Taigwaith, Ammanford, SA18 1YD	
Decision	Approval with Conditions	
Ward	Lower Brynamman	

50	App No. P/2013/340	Type Prior Notif.Eccl.
Proposal	Works to clock tower comprising repointing and repairing stone work, re-roofing of tower roof, replacement of tower louvres, works to chapel roof and stonework, chancel roof and east window stonework. (Ecclesiastic Exemption Consultation.)	
Location	St Davids Church, St Davids Street, Neath	
Decision	No Objections	
Ward	Neath North	