

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
18TH JUNE 2013

ENVIRONMENT SERVICES

REPORT OF THE HEAD OF PLANNING – N. PEARCE

AMENDMENT SHEET

PART 1 – Doc.Code: PLANDEV-180613-REP-EN-NP-UA

SECTION A – MATTERS FOR DECISION

**1. PLANNING APPLICATIONS
RECOMMENDED FOR APPROVAL**

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|-----------|-----------------------|---|------------------|----------------------------|
| 1.1 | APP NO: P/2013/470 | TYPE: Householder | Page Nos: 3-6 | Wards Affected: Pelenna |
| PROPOSAL: | | Single storey outbuilding to facilitate granny annexe accomodation. | | |
| LOCATION: | | 11 Efail Fach, Pontrhydyfen, Port Talbot, SA12 9TY | | |

Two letters of objection have been received from the resident of a neighbouring property who raises concerns regarding overlooking and loss of privacy, adequacy of parking and traffic generation, the effect on the street or area, flood risk and land stability.

The issues of overlooking/privacy, highway and pedestrian safety and the effect on the street or area have all been comprehensively addressed in the Officer report.

With regard to flood risk and land stability. The application site is not located within an identified flood zone and is therefore not considered to be at risk. In reference to the land stability, the objector has provided a 'Home Check Environmental' report which states that the potential for '*Landslide Ground Stability Hazards*' is moderate. The Planning Department duly notes this information however this would be a matter for the Developer to consider as part of the construction process. It is therefore recommended that an informative be added to the Decision Notice should planning permission be granted advising the Developer of the need to undertake ground investigations prior to the construction of the outbuilding.

An appendix to one of the letters of objection included a copy of a letter from a Consulting Civil and Structural Engineer dated the 6th of November 2007. This letter related to the examination of trial pits excavated at the front and the rear of the property known at this period of time as 11A Efail Fach, Pontrhydyfen. This letter is concerned with land stability, which itself is not a material planning consideration and a copy of this letter has been forwarded to Building Control for their consideration.