PLANNING AND DEVELOPMENT CONTROL COMMITTEE

29 JULY 2014

ENVIRONMENT

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

ITEM 1. 1	
APPLICATION NO: P/2014/104	**DATE:** 25/02/2014
PROPOSAL: Residential development of 18 units comprising 8 x two-bed dwellings, 4 x three-bed dwellings and 2 blocks of three flats, plus associated engineering works.	
LOCATION: FORMER BRITON FERRY SCHOOL, HEOL YNYSYMAERDY, LLANSAWEL, CASTELL NEDD CASTELL NEDD PORT TALBOTSA11 2TL	
APPLICANT: Mr Jonathan Hale	
TYPE: Full Plans	
WARD: Briton Ferry East	

BACKGROUND INFORMATION
Committee Update Statement:

Members should note that following the committee meeting on 22nd April 2014, where it was resolved to approve the application subject to the signing of a Section 106 Legal Agreement, there have been on-going discussions with the applicants and Housing Section regarding the provision of Affordable Housing and the requirements of the Section 106 Agreement.

It was previously reported (see original report at Appendix A) that the scheme would be undertaken by Hale Construction on behalf of Gwalia, who are a Registered Social Landlord and, whilst the scheme had Housing Strategy's Strategic Support and proposes 100% affordable housing, it did not feature within the Social Housing Grant Programme. As such, it recommended that the Head of Terms of the Section 106 Agreement include a clause requiring the scheme is developed and retained as 100% affordable housing in perpetuity.

During the course of drafting the required agreement, the Housing Officer has confirmed that this development is now in the Preferred Development Partnership Protocol (PDP) and is expected to draw-down Strategic Housing Grant (SHG) in this financial year. Gwalia have also advised that they cannot proceed on the basis of one hundred per cent social housing in the Planning Consent as this will have a negative effect on their funding. Accordingly, they

have requested that the Council reconsider the position and amend the Planning Consent to refer to the usual 20% affordable housing provision.

Although the previous Section 106 Agreement required the scheme to be 100% Affordable Housing, it is accepted that this would be overly restrictive with financial lenders. Moreover, the adopted Supplementary Planning Guidance requires 20% provision of Affordable Housing only, while the scheme provided by Gwalia under the SHG would deliver 100% in any event. Accordingly, it is recommended that Members agree, subject to the imposition of the conditions in the original report below (Appendix A), to the terms of the Section 106 being amended as follows :

RECOMMENDATION:

Approval with Conditions, subject to the signing of a Section 106 Legal Agreement with the following Heads of Terms:-

(1) Prior to the commencement of development, a payment of £7,727.88 will be provided to the Local Planning Authority for the development and maintenance of outdoor leisure facilities within the Briton Ferry East Area.

(2) The development, as approved under application P2014/0104, shall be for the provision of a minimum of 20% tenure neutral affordable housing, which shall be retained in perpetuity as such thereafter.

P/2014/0104 APPENDIX A:
ORIGINAL REPORT TO COMMITTEE

APPLICATION NO: P/2014/104	**DATE: 25/02/2014**
PROPOSAL: Residential development of 18 units comprising 8 x two-bed dwellings, 4 x three-bed dwellings and 2 blocks of three flats, plus associated engineering works.	
LOCATION: FORMER BRITON FERRY SCHOOL, HEOL YNYSYMAERDY, LLANSAWEL, CASTELL NEDD CASTELL NEDD PORT TALBOTSA11 2TL	
APPLICANT: Mr Jonathan Hale	
TYPE: Full Plans	
WARD: Briton Ferry East	

Background Information:

Cllr C Morgan requested on 14/03/14 that the application be determined via Development Control Planning Committee, due to the potential impact on highway safety and the drainage network.

Following the Development Control Planning Committee, the application was **DEFERRED FOR A SITE VISIT**, to allow Members to assess the impact of the development upon highway safety and the drainage network.

Planning History:

78/0189	Toilet Block	Approved	25/05/78
05/1119	New demountable classroom building	Approved	11/08/05
08/0966	Outline application for residential development	Approved	23/12/08
10/0111	Demolition of school buildings and erection of a 35 bedroom nursing home (Class C2) and six dwellings	Undetermined	-
13/0831	Prior notification for the demolition of the former swimming pool and classroom.	Prior Approval Not Required	14/10/13

Publicity and Responses (if applicable):

1 neighbouring property was consulted and site notices were displayed on site. The application was also advertised in the Local Press. 17 letters of objection were received, which are summarised as follows:

(1) The size of the development is too large, and will create major traffic problems on Ynysmaerdy Road. The number of units means that an extra 30-40 vehicles will be using this site, more if there are over 2 cars per house, plus visitors. The majority of these vehicles will be turning right onto an already heavily congested and fast road.
(2) Jersey Park is opposite the site and is well used by young and old people. If this development goes ahead, there will be three ways to look when crossing the road, which is an accident waiting to happen.
(3) There is no provision on the application site for visitors parking, so if they park on the entry road it could deny access for emergency vehicles.
(4) Ynysmaerdy Road is the main artery into the park, cemetery, bowls, cricket and rugby club. It is often overflowing with parked cars on both sides and utilised by driving schools. As such, visibility for traffic exiting the development is going to be significantly impeded.
(5) The area is a nightmare for parking at the moment, as the parking signs were taken away when the lamp posts were replaced.
(6) It is understood that planning was refused a few years ago for other housing in the vicinity because of traffic volume.
(7) Has anyone from the Planning Office visited the site at 8.15/8.30am? Traffic is high due to people from Cimla trying to beat the Lodge traffic lights.
(8) Traffic. Justification for the original development was on the basis that provided parking would reduce the amount of roadside parking on Heol Ynysmaerdy. This appeared a valid justification given that the school only operated in the daytime. However, the change in the development means that there is likely to be a population of working age, which means there would be high traffic volumes during peak times such as before and after work.
(9) The planning application states that “in an attempt to reduce car usage the dwellings will be provided with an area where a home office could be set up”. There is nothing on the floor plans to suggest this. A YouGov poll found that only 12.83% of UK employees work mainly from home, the majority of which are senior positions. It seems unlikely that Housing Association tenants will fall into this category

and as such the provision of home office space would have little or no impact on traffic.

(10) Two parking spaces are allocated to each property. However, it is reasonable to assume that each family could have 4 cars if older children also have cars. Where will the additional vehicles park, in addition to visitors?

(11) In heavy rain, Ynysmaerdy Road often floods within overflow water from the culvert in Manor Way, exiting in Ynysmaerdy Lane and Ormond Street. Will this water now flow into the development and cause flooding? What about future maintenance for the culvert?

(12) Drainage/sewerage appears to go into a sewer which has to be 150 years old and caused problems in the past. Has this been considered? The existing sewers appear to be at capacity without additional strain on them.

(13) Who are Gwalia going to house in the new development? Will all residents be vetted? It is understood that the people to be housed in them would come from a social background, and there are concerns that this could lead to drinking, drugs, thefts and anti-social behaviour.

(14) There is going to be a drop in property values in the area.

(15) The current privacy to the rear of the properties along Ormond Street is going to be massively invaded. Will a wall be erected so there is no access for the proposed residents to use the lane?

(16) Why was the original application for this site allowed to expire without any further progress being made? The original application was primarily to provide residential accommodation for the local ageing population. There are concerns that the proposed plans will result in tenants with no local connection or interest in the community.

(17) Please explain why planning permission was approved nearly three years ago but was never implemented, and why the site has been left derelict for so long, and why the Council has wasted public money leaving the site derelict for over 3½ years? Was the original application purely to establish an approved precedent before moving to the true objection of this new application?

(18) Gwalia Housing state the need for more affordable housing, yet a search on their website shows that there at least 55 properties available in the immediate area and 400 properties in a 10 mile radius. Surely this shows doubt in the justification for this development?

(19) Please advise why a notification letter was sent to 38 Ynysmaerdy Road, as this has been unoccupied for at least 2 years.

(20) Why was the community not notified of this big change coming to the neighbourhood? There was no letter notification of the application

and the date by which objections needed to be made.

(21) The local school (Cwrt Sart) is to be closed as is the local library and the GP surgery moved. The impact on these services on the elderly would be minimal. However, on a development of younger people with young families, this could have a larger impact.

(22) Layout and density of buildings. The building density both in terms of building numbers and footprint appears significantly increased. Increased density will result in increased light pollution and noise, which could be detrimental to the local community. The spaces on which the development is proposed could have been used more wisely. Also, high building density leads to reduced areas of foliage, which acts as a natural drainage barrier.

(23) Noise. Increased density and numbers of buildings will increase the amount of noise pollution. The different profile of residents expected (i.e. younger than the previous scheme) would also increase noise.

(24) Design, appearance and materials. The original application stated that the nursing home would be constructed of traditional materials such as facing brick and render. Now it seems that there is no longer a need for facing brick, and concrete render is proposed. This is an unacceptable cost cutting measure that will be detrimental to the appearance and atmosphere of the local environment.

(25) Concerns were raised by Neath Port Talbot Disability Network Action Group regarding all inclusive access including pedestrian crossovers, tactile paving, internal accesses and ramps.

(26) Drainage and increased pressure on the drainage system from the proposed development.

(27) Traffic and parking. Concerns with parking along Ynysmaerdy Road and Ormond Street, especially during sporting event or funerals, and restricted vision splays due to parked cars.

(28) Residential amenity and privacy.

(29) Concerns that the application is being reported to Committee shortly after the end of the consultation period, with insufficient time to consider the concerns of the objectors.

A letter of support was also submitted from Hale Construction (the potential developer of the site), which is summarised as follows:

<u>Drainage:</u>

(1) The drainage designs for the proposed scheme are fully compliant to regulations and are recommended for approval by Welsh Water and NPT Drainage Section.

(2) A condition from Welsh Water is that storm water must be discharged

into the exiting combined sewer at a rate no greater than 10 litres per second.

(3) In order to comply with Welsh Water requirements, Hale will provide attenuation tanks as indicated on the drainage scheme. The cost of this (approximately £30,000) is to be paid by the contractor. A hydro-break will also be installed to slow down the flow rate, which will cost approximately £7,000.

(4) Hale have undertaken detailed percolation tests and propose to discharge the storm water generated by Plots 1-4 and 12-14 into soakaways, thus avoiding the necessity to discharge into the existing sewer.

(5) The local Cllr expressed concerns during the committee presentation that excess water flows along Ynysmaerdy Road during heavy rainfall. Hales believe that this is caused by the open headwall at the top of Ynysmaerdy Road where it adjoins Pant Howell Ddu. It should be noted that the proposed site levels would be lower than Ynysmaerdy Road and storm water would be collected in gullies outside Plots 2 and 3, then taken into the centre of the site before connecting into the combined sewer via a hydro-brake.

(6) The previous use of the site was a special school which had more hard-surfaced area that the proposed development and would have generated more storm run-off.

(7) Under the previous application (P2010/0111) the built area measures 1,906m^2 whereas the proposed development now measures 1,716m^2. Furthermore, 36 bathrooms were previously proposed whereas there are only 32 under the new scheme.

<u>Highways:</u>

(8) The previous use of the site as a special school was mostly hard-surfaced with little car parking. Hale are aware that parents regularly parked along Ynysmaerdy Road at peak times when the school was in use, which may have resulted in congestion.

(9) The proposal will provide 32 spaces which should be ample, and should mean there is no requirement to park along Ynysmaerdy Road.

(10) The previous scheme (P2010/0111) proposed 29 car parking spaces for 41 dwellings. The new scheme is clearly a ‘betterment’ over the previous scheme. Furthermore, a dwelling was omitted from the current scheme to provide ‘extra’ car parking.

Briton Ferry Town Council: No reply, therefore no observations to make.

Head of Education: No reply, therefore no observations to make.

Biodiversity Unit: No objection, subject to conditions.

Welsh Water: No objection, subject to conditions.

Head of Parks and Leisure: Requires a commuted sum of £7,727.88 for development and maintenance of outdoor leisure facilities within the Briton Ferry East Area.

Head of Housing: No reply, therefore no observations to make.

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

Play Development Officer: No objection, subject to the provision of a commuted sum for development and maintenance of outdoor leisure facilities within Jersey Park.

Natural Resources Wales: No objection.

Crime Prevention Officer: No objection.

Description of Site and its Surroundings:

The application site is located on land on the site of the former Briton Ferry Special School, off Ynysmaerdy Road, Briton Ferry.

The application site is a predominantly rectangular-shaped parcel of land approximately 0.41 hectares in area in total. It measures an average of 39m wide by 117m in depth. It is mostly flat in profile, but is set at a lower level than Ynysmaerdy Road, with sloped access ramp onto it.

The site was formerly occupied by a special school, but this has been demolished and the site cleared to allow re-development of the site. It is bounded by allotment gardens to the north, sports/playing fields to the east, Ynysmaerdy Road to the south and residential dwellings to the west. Pedestrian and vehicle access is off Ynysmaerdy Road.

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 full planning permission for the construction of a residential development of 18 units comprising 8 x two-bed dwellings, 4 x three-bed dwellings and 2 blocks of three flats, plus associated engineering works.

The proposed development comprises a mixture of two and three bedroom dwellings (both semi-detached and detached), together with two block of flats (two-storey). The main house types proposed are detailed as follows:

Plots 1 & 2. These are three-bedroom semi-detached dwellings, each measuring 5.9m wide by 9.7m in depth and a height of 8.2m to ridge level. They are designed with gable-ended ridged roofs with feature gable on the front elevation, plus canopy around the entrance door. Windows are proposed on the front and rear elevations only. Each dwelling would be provided with a kitchen, lounge, W/C and store to ground-floor, with three-bedrooms, bathroom, store and airing-cupboard to first-floor.

Plots 3-8. These are two-bedroom semi-detached dwellings, each measuring 7.7m wide by 6.3m in depth and a height of 7.8m to ridge level. They are designed with gable-ended ridged roofs with feature gable on the front elevation, plus canopy around the entrance door. Windows are proposed on the front and rear elevations only. Each dwelling would be provided with a kitchen, W/C, store and living room to ground-floor with two-bedrooms, bathroom and airing-cupboard to first-floor. The non-habitable bathroom and landing windows are proposed to the first-floor rear elevation.

Plot 9. This is a three-bedroom semi-independent living unit at ground-floor, with 2 x one-bedroom flats at first-floor. This unit will measure 23.3m wide by 11.5m in depth and would reach a height of 7.9m to ridge level. It is designed with a gable-ended ridged roof with overhanging roof element and three gabled dormer windows and velux roof light to the front elevation, a single-storey element to the side elevation, and asymmetric roof to the rear elevation. Windows are proposed on three elevations only. The proposal would provide assisted living accommodation, including carer's facility, at ground-floor level, together with two self-contained flats at first-floor level. It is intended that the property will accommodate 3 individuals with a physical disability on the ground floor, and 2 individuals who do not have a physical disability and

with low-level support needs in the upper floor.

Plot 10. This is a three-bedroom semi-independent living unit at ground-floor, with 2 x one-bedroom flats at first-floor. This unit will measure 21.6m wide by 11.5m in depth and will reach a height of 7.9m to ridge level. It is designed with a gable-ended ridged roof with overhanging roof element and three gabled dormer windows and velux roof light to the front elevation, and asymmetric roof to the rear elevation. Windows are proposed on all four elevations. The proposal would provide assisted living accommodation, including carer's facility, at ground-floor level, together with two self-contained flats at first-floor level. It is intended that the property will accommodate 3 individuals with a physical disability on the ground floor, and 2 individuals who do not have a physical disability and with low-level support needs in the upper floor.

Plots 11 & 14. These are three-bedroom detached dwellings. Each dwelling measures 8.5m wide by 6.5m in depth and a height of 7.3m to ridge level. They are designed with gable-ended ridged roofs with feature canopy around the entrance door. Windows are proposed on three elevations only. Each dwelling would be provided with a kitchen, dining room, lounge, W/C and store to ground-floor, with three-bedrooms, bathroom, store and airing-cupboard to first-floor. The first-floor bedroom window to the front elevation of Plot 11 is proposed to be obscurely glazed.

Plots 12 & 13. These are two-bedroom semi-detached dwellings. Each dwelling measures 7.7m wide by 6.3m in depth and a height of 7.8m to ridge level. They are designed with gable-ended ridged roofs with feature gable the front elevation, plus canopy around the entrance door. Windows are proposed on three elevations only. Each dwelling would be provided with a kitchen, lounge, W/C and store to ground-floor, with two-bedrooms, bathroom, store and airing-cupboard to first-floor. The non-habitable bathroom and landing windows are proposed to the first-floor rear elevation. However, the first-floor bedroom window to the front elevation of Plot 12 is proposed to be obscurely glazed.
Each property would be provided with off-street car parking. Each dwelling would have driveway parking for two vehicles, with Plots 9-10 having four off-street parking spaces per unit to serve 1 disabled vehicle for each unit, with the remainder for carer's and visitors.

The applicant has indicated that the whole development would be affordable houses for a Registered Social Landlord (Gwalia Housing). However, the flats will be managed by First Choice Housing Association

on behalf of Gwalia Housing.

The applicant has submitted details of the proposed external materials as follows:-
Roofs: Marley Modern Concrete Tiles (smooth grey colour).
Render: Parex BL10 through coloured render (white).
Brickwork (damp proof course and features on Plots 9-10): Edenhall Rutland (red colour).

In respect of proposed means of enclosures, the developer has submitted a detailed scheme in support of the application. This specifies a new 2m high close boarded fence around the perimeter of the site, with 1.8m high close boarded fencing around car parking bays and the garden area of Number 38 Ynysmaerdy Road. Finally, 1.2m high dividing fencing will be provided between the rear gardens of properties. Due to the change in levels between the application site and Ynysmaerdy Road, retaining walls are proposed around Plots 1-2 and 14 respectively. However, no specific heights have been specified.

Finally in respect of drainage, it should be noted that foul water is proposed to be connected into the existing main system to the rear of Plot 6, while highway/surface water will be attenuated (via tanks and hydro-brakes) for discharge into the existing sewer to the rear of Plot 6. Private surface water for the dwellings is proposed to connect into a soakaway system.

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 concern 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
ENV17	Design
T1	Location, Layout and Accessibility of New Proposals
H2	Housing Density
H3	Infill and Windfall Development within Settlement Limits
ENV5	Nature Conservation
RO3	Provision of Open Space to Serve New Residential Developments

Technical Advice Note (TAN) 22: Sustainable Buildings (2010).

Affordable Housing Supplementary Planning Guidance.

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

With regards to Policy H2 of the UDP specifically, this refers to housing density. It states that:

"Proposals will generally be expected to achieve a density of 30 dwellings per hectare, and higher where the proposal is sited at or immediately adjacent to locations with good public transport accessibility such as town, district, village and local centres or in public transport corridors. In the interests of sustainability and to avoid the unnecessary loss of land to development, the Authority is concerned to ensure that the land taken by development is minimised (while recognising that the range of sites will need to provide a mix of housing types and sizes). Generally, the Authority will expect residential development proposals whether on previously developed land or green field sites to achieve a density of 30 dwellings per hectare (having excluded major distributor roads, schools, open spaces serving a wider area and significant landscape corridors, but including access roads within the site, private garden space, car parking areas, incidental open space, landscaping and children's play areas). Higher density development will be expected within and adjacent to areas which are well located in terms of good public transport accessibility and existing centres and this should be reflected with regard to on site parking provision".

In this particular case, the site provides 18 dwelling units on an area of 0.41 hectares, which equates to 43.9 dwellings per hectare. As this exceeds the 30 dwellings per hectare minimum specified in the UDP, it is

considered that the proposed layout will result in the development of a site, the density and design of which is in accordance with the broad thrust of the criteria within Policy H2, in addition to national guidance.

It should be noted that the Play Development Officer has identified there is a shortfall in play opportunities within the local area. As such, and in accordance with Policy RO3, a financial contribution of £7,727.88 would be required for the development and maintenance of outdoor leisure facilities within the Briton Ferry East Area. This would need to form part of a Section 106 legal agreement with the following Heads of Terms:

(1) Prior to the commencement of development, a payment of £7,727.88 will be provided to the Local Planning Authority for the development and maintenance of outdoor leisure facilities within the Briton Ferry East Area.

With regards to the issue of affordable housing, although this application would exceed the threshold in the Affordable Housing SPG, it should be noted that the development would be undertaken by Hale Construction on behalf of Gwalia, who are a Registered Social Landlord. While the scheme has Housing Strategy's Strategic Support and proposes 100% affordable housing, it does not currently feature within the Social Housing Grant Programme. As such, (and given that the applicant is Hale Construction rather than Gwalia) it recommended that the Head of Terms of the Section 106 Agreement include the following, in the interest of clarity, and to ensure the scheme is retained as 100% in perpetuity:

(2) The development, as approved under application P2014/0104, shall be for the provision of 100% Affordable Housing only, and retained in perpetuity as such thereafter.

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:

In respect of the siting and design of the proposed dwellings, it should be noted that the application site would be considered a brownfield site. Whilst it is acknowledged that the majority of properties in the local area are terraced, it is considered that the layout, design and materials of the proposed units would form a development of its own character, and would complement the existing neighbouring properties. As such, it is considered the overall development would not have a detrimental impact upon the character and appearance of the surrounding area and would be acceptable in terms of visual amenity. Nevertheless, due to the fact that submitted means of enclosure details do not adequately specify the heights and finish of the retaining walls around 1-2 and 14, a comprehensive scheme will be conditioned as part of the application for subsequent approval.

Residential Amenity:

In respect of potential overbearing and overshadowing issues, it should be noted that the application site is bounded by allotments and a sports ground to the north and east respectively. The nearest dwellings are therefore located on the western boundary. Nevertheless, it has been calculated that Plot 9 would be located a minimum distance of 16.4m from the rear of the dwellings along Ormond Street. Furthermore, Plot 1 would be located over 3.4m from the side of Number 38 Ynysmaerdy Road, with a similar total height (albeit with a 0.42m higher floor level). It is therefore considered that the siting and finished levels of the overall development would not create any unacceptable overbearing or overshadowing issues on both the existing neighbouring residents, and potential future occupiers.

Turning to potential overlooking issues, it should be noted that the main impact of the development relates to the existing dwellings along Ormond Street and Ynysmaerdy Road, as there are allotments to the north of the site and a sports ground to the east. However, as there is a minimum separation distance of 22m between Plots 3-8 and the rear of the dwelling along Ormond Street, and the dwellings are designed so that the first-floor rear facing window are non-habitable rooms (so will be conditioned to be obscurely glazed), plus the ground-floor would be screened by the proposed 2m close-boarded boundary fence, it is considered that this element of the proposal would not create any unacceptable overlooking issues. To ensure that adequate overlooking separation distances are retained between Plots 3-8 and the dwellings along Ormond Street,

‘Permitted Development’ rights for extensions and dormer extensions will be removed from these properties.

In respect of Plot 9, it should be noted that this would not have any side facing windows on the western side facing elevation, so would not create any overlooking issues with neighbouring residents. With regards to Plot 1, given the fact there would be no side-facing windows on the proposed dwelling, and the fact it would be located adjacent to the pine-end of Number 38, it is considered that the proposed dwelling would not create any unacceptable overlooking issues. Whilst it is acknowledged that there are side facing windows on the rear wing of Number 38 (at both ground and first-floor), it is considered that the location of these windows would look at the blank side elevation of Plot 1, with angled views of the rear gardens area of Plots 1-2 only. As such, this element of the proposed scheme is considered acceptable. It should also be noted that the siting of Plot 1 is predominantly the same as the scheme previously recommended for approval under application P2010/0111, and as such, would have the same relationship with Number 38.

Turning to potential overlooking issues within the development, it should be noted that the only potential issues relates to Plots 5-6 and 11, and 3-4 and 12-13 respectively. Whilst there is a separation distance of 12m between these dwellings, which is below the usual distance within the Authority’s Household Design Guidelines, as the ground-floor window would be separated by the access road, it is considered that this distance would be acceptable in terms of potential overlooking. With regards to first-floor windows and as previously stated in the report, the first-floor bedroom window to the front of Plots 11 and 12 would be obscurely glazed, with secondary window to the side elevations. As the remainder of the windows would be off-set at angles from one another (with the exception of Plots 3-12), it is also considered that these would not create any unacceptable overlooking issues. Whilst the smaller bedroom window of Plot 3 would be sited opposite the smaller bedroom of Plot 12, given the constraints of the site in terms of it width and proximity to Ormond Street, it is considered that the layout of the properties could not be amended. As this is a new build site and the windows would be ‘new build to new build’ a relaxation of the guidelines would be acceptable in this instance, especially as refusal of the application could not be justified in this particular ground.

It is therefore considered that the overall proposed development would be acceptable in terms of residential amenity.

Highway Safety (Access, Parking and Traffic flows):

It is noted that the floor area of the proposed dwellings would measure less than 120m^2. As such, each dwelling will be provided with the required driveway parking for two vehicles, whilst Plots 9-10 will be provided with 8 spaces in total for resident's disabled vehicles, plus carer's and visitors parking. It should also be noted that the development will be served by an adequate turning area for larger vehicles (such as a refuse lorry) together with a suitable access off Ynysmaerdy Road for a development of this size, together with the necessary vision splays and junction protection markings. As the Head of Engineering and Transport (Highways Section) offers no objection to the proposal, subject to conditions, it is therefore considered that the proposed layout, access and parking arrangements would be acceptable in terms of highway and pedestrian safety, and there is also sufficient capacity within the highway network to accommodate a development of this size. It should also be noted that conditions will be imposed on the application to ensure that all construction traffic accesses the site via Ynysmaerdy Road only, and all future occupiers of the dwellings should access the site off Ynysmaerdy Road or the new access road only, and not via the rear to the rear of Ormond Street.

Landscaping and Ecology (including trees & Protected Species):

With regards to biodiversity, it should be noted that there are currently no particular landscaping features on the site. Under the previous Prior Notification application for the demolition (P2013/0831), the Biodiversity Officer noted that historically the former school buildings supported a large maternity bat colony. However, since the school was abandoned, bat use of the site dwindled, which was confirmed by a number of bat surveys where either no bats were confirmed, or very low numbers in the locality. As such, a Welsh Government license was not required for the demolition. Nevertheless, due to the fact that bats have been identified in the locality, which are a European Protected Species, it will be conditioned as part of the application, if approved, that the new dwellings are provided with bat bricks, to ensure that suitable roosting opportunities are provided. It is therefore considered that the proposed scheme is acceptable in terms of biodiversity.

In respect of landscaping of the site, as no specific details have been provided in support of the application, it will be conditioned as part of the application that a landscaping scheme is submitted for subsequent approval, to ensure the finished scheme is acceptable in terms of visual

amenity and biodiversity.

Flooding and Drainage:

In respect of the proposed drainage of the site, it should be noted that a detailed drainage scheme was submitted in support of this application. However, the Head of Engineering and Transport (Drainage Section) requires some further information regarding the technical aspects of the submitted scheme. Nevertheless, they offer no objection to the principle of the development, subject to conditions. As the Head of Engineering and Transport (Drainage Section) and Welsh Water both offer no objection to the proposed development, subject to conditions, the principle of the development is considered acceptable in terms of drainage.

Although the site has been identified in a Zone B flood zone, given this is the very small section of the north-east corner of the site a Flood Consequences Assessment would not be required in this instance. As Natural Resources Wales offer no objection to the proposed development, it is therefore considered acceptable in terms of flooding.

Pollution (air and ground):

Not Applicable.

Others (including objections):

In response to the 17 letters of objection received, the following comments are made:

- In respect of the size and density of the proposed development, and use of land, it should be noted that the density of the proposed development at 43.9 dwellings per hectare would exceed the minimum threshold of 30 dwellings per hectare minimum specified in the UDP. As such, it would be considered a sustainable use of land, and would be in accordance with the broad thrust of the criteria within Policy H2, in addition to national guidance.

- With regards to the concerns relating to the highways safety issues, plus traffic and parking problems, it should be noted that these have been addressed previously in the report. As the Head of Engineering and Transport (Highway Section) offers no objection to the proposed development, subject to conditions, it is therefore considered that the

proposed layout, access and parking arrangements would be acceptable in terms of highway and pedestrian safety, and would meet the necessary regulations. Furthermore, there would be sufficient capacity within the highway network to accommodate a development of this size. It should be noted that officers from the Planning Section and Highway Section have undertaken site visits during various time throughout the day.

- In respect of visitors parking, and the concerns that they could deny access for emergency vehicles, it should be noted that there is no formal provision for visitors parking. However, it is considered that there is sufficient space within the development for visitor parking, without having a detrimental impact on Ynysmaerdy Road. Furthermore, it will be conditioned as part of the application, if approved, that junction protection markings are provided around the new junction, to limit potential indiscriminate parking.
- Turning to the issue that the parking signs were taken away when the lamp posts were replaced, it should be noted that this is not a material planning consideration for this application. However, the matter has been referred to the Street-Care Section for further investigation.

- With regards to the concern that planning was refused a few years ago for other housing in the vicinity because of traffic volume, it is unclear which site or application is referred to. As such, further comments cannot be provided on this matter.

- In respect of the comments that Housing Association tenants are unlikely to work from home, it should be noted that this is not a material planning consideration as planning permission would be granted for a dwellinghouse (Class C3). The impact upon the highway network has been addressed previously in the report.

- With regards to the comments that there is an under provision of parking within the site, as each house could have more than 2 cars, it should be noted that the current Parking Guidelines are based on the floor-areas of the proposed dwellings. As the proposed development would comply with the necessary guidelines, the parking provision is considered acceptable. Furthermore, as these are maximum standards, additional parking could not be requested as this could not be substantiated at appeal.

- Turning to the comments regarding flooding, it should be noted that

the existing culvert in Manor Way would remain unaffected by the proposed development, including any future maintenance. As previously stated in the report, the drainage of the site is planned to connect into the combined sewer. As Welsh Water, Natural Resources Wales and the Head of Engineering and Transport (Highways Section) offer no objection to the principle of the drainage for the proposed scheme, subject to conditions, the scheme is considered acceptable in terms of drainage.

- In respect of the capacity of the proposed sewer connection, this has been assessed by Welsh Water who offers no objection, subject to a total discharge rate of 10 litres per second.

- Turning to the concerns regarding the future occupiers of the dwellings, it should be noted that the dwellings would fall under Use Class C3 of the Town and Country Planning Use Class Order 1987 regardless of the tenure or whether they are rented out or owner occupied. The fact that they would be for a Housing Association would not be a material planning consideration. Nevertheless, the matter was raised with Gwalia, who have stated that *"the properties will be rented and let to families who have applied through Gwalia's normal procedures. This will include people who have applied directly to Gwalia or through the Local Authority (as a proportion of the units will be subject to a nominations agreement). Applications from either source are checked to confirm the identity of people who apply and appropriate checks made to consider any previous tenancy issues. Gwalia is committed to providing high quality homes for people and managing our properties and tenancies thoroughly in the interests of our customers and the wider community. In addition, we have a specialist tenancy management team"*.

- In respect of noise issues, it should be noted that the proposed use would be residential, and the site is located in a predominantly residential area, which is considered acceptable. If any noise issues arise in the future, it would be a matter for the Environmental Health Section. Furthermore, if there is any anti-social behaviour this would be a matter for the Police.

- With regards to the comments that the proposed development would result in a drop in property values in the area, it should be noted that this is not a material planning point, so cannot be taken into consideration when determining this application.

- Turning to the comments relating to the privacy to the rear of the properties along Ormond Street, the submitted means of enclosure details that a 2m high close boarded fence will be erected around the perimeter of the site. Nevertheless, it will be conditioned as part of the application, if approved, that a comprehensive means of enclosure scheme is submitted for approval. This should include a solid enclosure around the perimeter of the site. It should also be noted that conditions will be imposed on the application to ensure that there is no access to the site off the lane to the rear of Ormond Street.

- In respect of the comments that the previous application (P2010/0111) was allowed to expire without any further progress being made, it should be noted that this permission was recommended for approval, but the planning permission was never formally issued. This was because it has been on hold waiting for a Section 106 legal agreement to be signed. As such, the permission has not expired. The site has remained un-developed as there was no planning permission in place for its re-development.

- With regards to the need for the development, it should be noted that the Local Housing Market Study undertaken by the Authority has identified there is a shortfall in housing in the County Borough. As such, there is a need for the development. Furthermore, there is identified need for Affordable Housing within the County Borough, which this development would assist in meeting.

- Turning to the comments regarding neighbour notification, it should be noted that in line with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 all properties **directly adjoining** the application site were notified by letter. In this instance it was Number 38 Ynysmaerdy Road. Nevertheless, site notices were erected along Ynysmaerdy Road and Ormond Street, to inform local residents of the application and the date by which objection letters had to be received.

- With regards to the comments that the closure of the local school and library and re-location of the GP surgery could have a larger impact on the proposed scheme than that previously approved, it should be noted that access to local facilities is something that would be taken into consideration when determining the application for sustainability purposes. However, as the site is located in an existing residential area and within adequate walking distance to a number of facilities, such as bus stops, shops and leisure facilities, it is considered a sustainable

location and refusal of the application could be not be justified on this ground at appeal.

- In respect of the issue with the use of materials on the proposed scheme, and the use of render as a cost cutting measure. As previously stated, the developer has submitted details of the proposed external materials, which includes a render finish for the walls with brick damp proof course and brick features on Plots 9-10. Although the previous scheme may been planned with additional facing brickwork, given the mixture of render and stone finishes in the area, it is considered that the proposed development would create a character of its own, and would not have a detrimental impact on the overall character and appearance of the area. Furthermore, refusal of the application on this ground could not be substantiated at appeal.

- Turning to the concerns from Neath Port Talbot Disability Network Action Group. It should be noted that tactile paving will be conditioned to be installed on site as part of the application, if approved, whilst all vehicle crossovers will need to be installed to Local Authority specification. In respect of internal accesses and ramped entrances, it should be noted that this would be dealt with as part of any subsequent Building Regulations application.

- Finally, the concerns regarding the timing of the report. It should be noted that the report assesses the impact in detail, having regard to the nature of representations submitted.

- In response to the letter of support from the developer, the comments are noted. As detailed in the main report, the Head of Engineering and Transport offers no highway or drainage objections. Furthermore, Welsh Water has confirmed they are happy with the submitted drainage scheme.

Conclusion:

It is considered that the proposed development provides a sustainable, accessible and visually acceptable form of development which will not significantly impact upon the amenities of residents in adjoining properties, nor upon the character and visual amenity of the area as a whole. Furthermore, the development would not have a significant impact upon highway and pedestrian safety, nor upon existing services including foul and surface water discharges or ecological issues. Hence the proposed development would be in accordance with Policies GC1,

ENV17, T1, H2, H3, ENV5, and RO3 of the Neath Port Talbot Unitary Development Plan. Approval is therefore recommended.

RECOMMENDATION: Approval with Conditions, subject to the signing of a Section 106 Legal Agreement with the following Heads of Terms:-

(1) Prior to the commencement of development, a payment of £7,727.88 will be provided to the Local Planning Authority for the development and maintenance of outdoor leisure facilities within the Briton Ferry East Area.

(2) The development, as approved under application P2014/0104, shall be for the provision of 100% Affordable Housing only, and retained in perpetuity as such thereafter.

~~(3)~~ (2) The development, as approved under application P2014/0104, shall be for the provision of a minimum of 20% tenure neutral affordable housing, which shall be retained in perpetuity as such thereafter.

CONDITIONS

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

(2) Unless otherwise agreed in writing, the external materials to be used on the development hereby approved shall be as specified below only:

Roofs: Marley Modern Concrete Tiles (smooth grey colour).

Render: Parex BL10 through coloured render (white).

Brickwork: Edenhall Rutland (red colour).

Reason

In the interest of the visual amenity of the area.

(3) Unless otherwise agreed in writing, the finished floor level of the dwellings shall be in accordance with Dwg. C-002 Rev A only.

Reason

In the interest of visual amenity of the street-scene.

(4) Unless otherwise agreed in writing, prior to the occupation of Plots 11 and 12, the first-floor bedroom window on the front elevations, as specified on Dwg 1443-4-4 Rev B shall be glazed with obscured glass and any opening vent shall be top hinged with the lowest part of the opening a maximum of 1.1 metres above the floor level of that room, and any replacement window or glazing shall be of a similar glazing and type.

Reason

In the interest of the amenities of the adjoining property and the safety of the occupiers of the applicant dwelling.

(5) Notwithstanding the submitted details and prior to the occupation of Plots 3-8, the first-floor windows on the rear elevation serving the bathroom and landing area shall be glazed with obscured glass and any opening vent shall be top hinged with the lowest part of the opening a maximum of 1.1 metres above the floor level of that room, and any replacement window or glazing shall be of a similar glazing and type.

Reason

In the interest of the amenities of the adjoining property and the safety of the occupiers of the applicant dwelling.

(6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), there shall be no extension or external alteration to Plots 3-8 hereby permitted under Schedule 2 Part 1 Class A (enlargement/improvement of a dwelling), Class B (enlargement or alteration to roof), Class C (any other alteration to roof) without the prior grant of planning permission.

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for extensions and other externals alterations on these Plots.

(7) Each 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.

(8) Unless otherwise agreed in writing, no development of any 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 Ene1are 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.

(9) Unless otherwise agreed in writing, no dwelling hereby approved shall 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.

(10) Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of each associated dwelling, the corresponding off-street parking spaces, as shown on Drawing No. 1443-4-2 Rev L, shall be provided on site. The spaces shall be surfaced in permeable hardwearing material to

gradients not exceeding 1 in 9, or drained so that no surface water flows out on to the public highway, and shall be retained as such thereafter.

Reason

In the interest of highway safety by ensuring adequate off street parking is provided.

(11) Unless otherwise agreed in writing by the Local Planning Authority, prior to occupation of the associated dwelling, a vehicular footway crossing shall be provided on site to allow access to the driveways with pedestrian vision splays of 2.4m by 2.4m, and these shall be retained as such thereafter.

Reason

In the interest of highway safety.

(12) All construction traffic shall access the site via Ynysmaerdy Road, and there shall be no pedestrian or vehicle access to the site via the lane to the rear of Ormond Street.

Reason

In the interest of highway and pedestrian safety.

(13) No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

a. The parking of vehicles of site operatives and visitors

b. Loading and unloading of plant and materials

c. Storage of plant and machinery used in constructing the development

d. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.

e. Wheel washing facilities

f. Measures to control the emission of dust and dirt during construction

g. A scheme for recycling/disposing of waste resulting from the construction works.

Reason

In the interest of highway safety and residential amenity.

(14) Unless otherwise agreed in writing, prior to the occupation of any dwelling a surfaced and lit footway and road shall be provided on site to binder course level and linking onto the nearest public highway, and shall be retained as such thereafter.

Reason

In the interest of highway and pedestrian safety.

(15) Unless otherwise agreed in writing, prior to the occupation of the final 3 dwellings on site, the road and footways shall be completed to surface course level, with drainage and lighting, and retained as such thereafter.

Reason

In the interest of highway and pedestrian safety.

(16) Unless otherwise agreed in writing, there shall be no direct pedestrian or vehicular access to and from the site off the lane to the rear of Ormond Street, and all access shall be via Ynysmaerdy Road only.

Reason

In the interest of highway and pedestrian safety.

(17) Unless otherwise agreed in writing prior to work the commencement of works on site, a scheme for all internal roads shall be submitted to and approved in writing by the Local Planning Authority at a scale of 1:200 detailing :-

a. Longitudinal and vertical carriageway alignment with a maximum gradient of 1 in 12 in a minimum gradient of 1 in 150

b. Cross sections every 20 metres

c. Surface water drainage proposals including gully and manhole positions, pipe sizes and gradients with discharge rates.

d. Street lighting proposals

The approved scheme shall be implemented on site prior to the occupation of any dwelling, and retained as such thereafter.

Reason

In the interest of highway safety.

(18) Unless otherwise agreed in writing, prior to the occupation of any dwelling, a Traffic Regulation Order (TRO) scheme detailing junction protection markings for the new access off Ynysmaerdy Road shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented on site prior to the occupation of any dwelling, and retained as such thereafter.

Reason

in the interest of highway and pedestrian safety.

(19) Notwithstanding the submitted layout plans and prior to first occupation of any dwelling, a tactile dropped crossing in accordance with DETR Guidance on the use of Tactile Paving Surfaces shall be provided on site either side of the new junction onto Ynysmaerdy Road, and retained as such thereafter.

Reason

In the interest of highway and pedestrian safety.

(20) Prior to the commencement of any works on site, a detailed scheme showing the method of construction and surfacing of the proposed access road shall be submitted to and approved in writing by the Local Planning Authority. The access junction and road shall be constructed on site prior to the construction of any dwelling, and maintained in accordance with the approved details.

Reason

In the interest of highway and pedestrian safety.

(21) Unless otherwise agreed in writing, foul water and surface water discharges shall be drained separately from the site.

Reason

To protect the integrity of the public sewerage system

(22) Notwithstanding the submitted details on Dwg C-001 Rev A, no development shall take place until a detailed drainage scheme has been submitted to and approved in writing by the Local Planning Authority. As part of the submitted scheme an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Appendix 4 Tan 15 (or any subsequent version), and the results of the assessment provided within the submitted

scheme. Where a sustainable drainage scheme is to be provided, the submitted details shall:

i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved scheme shall be implemented on site prior to the occupation of any dwelling, and retained as such thereafter.

Reason

In the interest of adequate drainage of the site.

(23) Prior to the occupation of any dwelling on site, a detailed scheme for landscaping shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be carried out in the first planting season after completion of the development or its occupation, whichever is the sooner, and any trees or plants which within a period of five years are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and the same species, unless the Local Planning Authority gives written consent to any variation.

Reason

In the interest of visual amenity and to accord with Section 197 of the Town and Country Planning Act, 1990.

(24) Notwithstanding the submitted details and unless otherwise agreed in writing, prior to the occupation of any dwelling, a detailed scheme for the siting, design, height and finish of all proposed means of enclosures shall be submitted to and agreed in writing with the Local Planning Authority. The approved means of enclosures shall be erected in accordance with the agreed details prior to occupation of the associated dwelling, and retained as such thereafter.

Reason

In the interest of visual and residential amenity.

(25) Unless otherwise agreed in writing, prior to the occupation of any dwelling unit, a scheme shall be submitted to and approved in writing by the Local Planning Authority for the provision of bat boxes or bat bricks on each dwelling unit. The approved scheme shall be implemented on site prior to the first occupation of each associated dwelling, and retained as such thereafter.

Reason

In the interest of bat mitigation, which are a European Protected Species.

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 proposed development provides a sustainable, accessible and visually acceptable form of development which will not significantly impact upon the amenities of residents in adjoining properties, nor upon the character and visual amenity of the area as a whole. Furthermore, the development would not have a significant impact upon highway and pedestrian safety, nor upon existing services including foul and surface water discharges or ecological issues. Hence the proposed development would be in accordance with Policies GC1, ENV17, T1, H2, H3, ENV5, and RO3 of the Neath Port Talbot Unitary Development Plan.

ITEM 1.2	
APPLICATION NO: P/2014/573	**DATE: 26/06/2014**
PROPOSAL: Conversion of existing garage with proposed extension to form new granny annexe	
LOCATION: 36 RHIWLAS, WAUNCEIRCH, NEATH NEATH PORT TALBOTSA10 7RB	
APPLICANT: MR PETER HARRIS	
TYPE: Householder	
WARD: Bryncoch South	

The application is being reported to Committee at the request of Councillor Janice Dudley due to her concerns that the development would be overbearing, and would reduce light to one property and be intrusive to another.

Planning History:

76/287 – Residential Development – Approved with conditions 23/06/81

78/586 – Two sewage treatment works & attendant mains - no building within 50m – Withdrawn 28/08/81

81/270 – Residential Development – Approved with conditions 05/10/83

92/702 – Residential Development – Approved 20/05/93

93/0482 – Residential development - re-plan of plots 41-75 and associated access roads – Approved with conditions 16/12/93

Publicity and Responses if applicable:

Blaenhonddan Community Council - The Council is aware of and concurs with local concerns regarding the proposals overlooking of the adjoining property with an overbearing impact affecting the amenity of the residential properties to the rear.

4 Neighbouring properties consulted – 2 letters of objection have been received.

These comments can be summarised as follows:

1. distance of proposed extension from ground floor windows to property;
2. proposed height of extension blocking view/outlook;
3. loss of light to ground floor windows of property and sunlight to rear garden;
4. quarter of lawn behind the existing garage is waterlogged which would increase with the siting of the proposed density of the extension;
5. the rear northern wall of the extension is proposed to be rendered but there is only a 200mm distance from the boundary fence so rendering this elevation would be impossible and the development could undermine the fence, causing it to collapse;
6. proposal is not 'granny annexe' as they have been told that the owners daughter and her teenager son would be utilising it;
7. noise from the annex will cause loss of enjoyment of their properties;
8. extension not in keeping with locality;
9. wouldn't have bought house if there had been a property on the boundary line.
10. The proposed window would overlook her property, particularly her conservatory.

Description of Site and its Surroundings:

The application site comprises of a detached bungalow and a detached domestic garage. Due to the topography of the site the garage is sited at a higher level than the bungalow. The property benefits from an external parking space to the front of the garage, a parking space that has been created without dropping the kerbs to the southern side of the dwelling and the parking space within the garage. The property has front and rear gardens and pedestrian access is to the southern side of the dwelling. The property is bounded to the northern and eastern sides by dwelling houses.

A new patio area is to be created adjacent to the proposed annexe which will not exceed 300mm and as such does not require planning consent.

Brief description of proposal:

The application seeks full planning permission for the construction of a single storey extension and conversion of an existing detached garage to facilitate the provision of 'granny annexe' accommodation. The submitted plans indicate that the structure will be located a distance of 6.5m from the rear elevation of the detached bungalow. The extension will measure 3m in width; have a minimum depth of 4m with a maximum depth due to its irregular shape of 4.8 metres; due to the topography of the rear garden will have a minimum eaves height of 2.6m with a maximum eaves height of 2.8 m and have a minimum ridge height of

3.3m with a maximum ridge height of 3.5m. The external materials propose brown concrete tiles for the roof, white upvc windows, patio doors and guttering and white render and buff facing bricks to the walls to match the existing garage and dwelling.

Material Considerations:

The main issues to be considered in the determination of this application are the impact upon the amenity of residents within the neighbouring properties, the impact upon the character and appearance of the surrounding area and the impact on Highway and Pedestrian safety.

Policy Context:

Neath Port Talbot Unitary Development Plan:

Policy GC1 – New Buildings/Structures and Changes of use;
Policy ENV17 – Design;
The Household Extension Design Guide.

Visual Amenity:

In terms of visual amenity, the siting of the extension to the side elevation of the existing single storey garage, dictates that it will be viewable from the street scene and neighbouring properties, however the proposal has been carefully designed to ensure that it is subordinate in design to the existing dwelling and will be finished in materials to match the existing garage. As a result the proposal is in keeping with the design and finishes of the garage to which it relates as well as to the host dwelling. As such, it is considered that it will not adversely impact upon the character and appearance of the street scene or the surrounding area.

Residential Amenity:

With regards to the impact on the amenities of neighbouring properties, a habitable room window has been sited on the side facing elevation of the extension which will predominately look over the applicant's garden area. However, due to the topography of the site, to mitigate potential overlooking to the rear gardens of the adjoining properties, a condition can be imposed to obscurely glaze the window in the western side elevation of the proposed extension. The applicant's agent has agreed to this request. As such, there would be no unacceptable overlooking issues of the private amenity space of the adjoining properties. To prevent any future issues of overlooking permitted

development rights will be removed to ensure no doors, windows or dormer windows (other than those expressly authorised by this permission) shall be constructed. It is therefore considered that subject to these conditions there would be no issues in respect of the overlooking.

Whilst it is acknowledged that the distance from the proposed rear wall of the annexe will be approximately 5.5 metres from the rear elevation of no. 10 Bryn Heulog, a boundary wall/fence with a maximum height of 2 metres could be erected along the rear boundary between the application site and no. 10 without requiring planning consent. Taking this into consideration with the limited height of the single storey extension, having a maximum eaves height of 2.8 metres, a maximum ridge height of 3.4 metres at a distance of 2 metres from the boundary, it is not considered to have an unacceptable impact on the residential amenity of this property from overbearing and overshadowing issues sufficient to justify a refusal of the application.

It is therefore considered that due to the restricted height, siting and design of the proposed extension that it would have no unacceptable impact upon residential amenity from overbearing, overshadowing and overlooking issues.

To protect the residential amenity of the neighbouring properties a condition will be imposed on the consent restricting the use of the proposed garage conversion and extension to be used only for use ancillary to the residential use of 36 Rhiwlas.

As a consequence, the amenities of neighbouring residents will be safeguarded and the proposal therefore complies with the Household Extension Design Guide.

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

With regard to Highways and pedestrian safety, the property had two parking spaces, one within the garage and one to the front of the garage. A further space has previously been created to the southern side of the dwelling, albeit this is not served by dropped kerbs. Therefore, it is considered that the space lost within the garage space has been replaced and as such two parking spaces will be retained, although the need for dropped kerbs to serve the additional space will be conditioned as part of this application. It is therefore considered that the proposal will not have an adverse impact on highway and pedestrian safety.

Others (including objections):

A number of the issues raised by the local resident have been addressed within the above report. The following comments address those issues still remaining.

With regard to the proximity of the building to the boundary, this has been considered and as described above, the siting of the building is considered acceptable and any issues over boundaries, damage to neighbour's properties or boundary treatment, party walls and covenants would be a private matter between the parties involved.

With regard to viewing the blank wall of the single storey annexe from the rear kitchen window of no. 10 Bryn Heulog, blocking the view/outlook from this window, there is no right to a view over a third parties land.

With regard to the definition of a 'property', whether attached to the existing dwelling or detached within the grounds of an existing dwelling, from a planning perspective, the use of the building will be considered to be a incidental use or secondary building, and not a separate dwelling/planning unit. The proposed annex is shown to have a small lounge with and open bedroom area, with a toilet and small sink. There is no proposed kitchen, bath or shower facilities, as such the annex would be ancillary to the use of the main dwelling. Irrespective of whether the annexe is for use by the older generation or by a teenager, a condition can be imposed for clarity purposes that states that the ancillary building will be incidental to the enjoyment of the dwelling house, and shall not be sold, let or sublet as a separate unit of accommodation. Furthermore, with regard to noise issues, it should be noted that the existing garage could be used as an annexe without requiring planning consent, and would not be likely to generate materially a greater level of noise or disturbance than the occupiers of the main dwelling.

With regard to part of the existing garden of no. 10 being waterlogged it will be conditioned that surface water from the annexe will be required to discharge into the existing drains within the curtilage of the application site.

Conclusion:

It is considered that the proposed development will not have an unacceptable impact upon the amenities of residents within the adjoining dwellings, or upon the character and appearance of the surrounding area by virtue of its size, siting and design. Hence, the proposed development would be in accordance with Policy GC1, Policy ENV17 of the Neath Port Talbot Unitary Development Plan and the Policy document entitled 'A guide to Household Extensions'.

RECOMMENDATION: **Approval with Conditions**

CONDITIONS;

(1)The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

(2)Notwithstanding the submitted plan the window on the western side elevation of the extension shall be obscurely glazed and any replacement window shall be obscured and shall be retained as such thereafter.

Reason

In the interest of the residential amenity of the adjoining properties.

(3)The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason

In the interests of visual amenity.

(4)The conversion of the garage and extension forming the annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 36 Rhiwlas, and shall not be sold, let or sublet as a separate unit of accommodation.

Reason

The additional accommodation is considered unsuitable for occupation as a separate unit.

(5)The surface water discharge from the development herby approved shall be connected to the surface water discharge system shown on the approved plan unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure satisfactory drainage.

(6)Unless otherwise agreed in writing with the Local Planning Authority the development hereby approved shall be connected to the main sewerage system prior to its first beneficial use.

Reason

In order to ensure the provision of adequate foul drainage.

(7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no doors, windows or dormer windows (other than those expressly authorised by this permission) shall be constructed on the building as extended.

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for additional windows, having regard to the particular layout and design of the estate.

(8)Prior to the continued use of the replacement parking space indicated on plan PA/01, a vehicular crossing shall be provided to accommodate the new parking space. These works shall be constructed to the specification and approval of the Highway Authority.

Reason

In the interest of highway and pedestrian safety.

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 proposed development will not have an unacceptable impact upon the amenities of residents within the adjoining dwellings, or upon the character and appearance of the surrounding area by virtue of its size, siting and design. Hence, the proposed development would be in accordance with Policy GC1, Policy ENV17 of the Neath Port Talbot Unitary Development Plan and the Policy document entitled ‘A guide to Household Extensions’.

SECTION B – MATTERS FOR INFORMATION

2. APPEALS RECEIVED

Appeal Ref: A2014/0006 **Planning Ref:** P2012/0999

PINS Ref: APP/Y6930/A/14/2215628

Applicant: RES UK & Ireland Limited

Proposal: Erection of 5 wind turbines with a max blade tip height of 126.5m, control building, electricity sub station, transformers crane hard standings, 82m anemometry mast, improvements to access off A474, new bridge, upgrading of existing on site tracks and construction of new on site access tracks, underground electricity cables. Temporary construction compounds and two temporary 82m anemometry masts.

Site Address: Mynydd Marchywel, Between Rhos & Cilfrew, Neath

Start Date: 8th July 2014

Appeal Ref: A2014/0009 **Planning Ref:** P2014/0050

PINS Ref: APP/Y6930/A/14/2221528

Applicant: Mr P Cuddy

Proposal: Two-storey detached dwelling (Outline, with details of means of access to be agreed).

Site Address: Land adjoining 80 Llantwit Road, Neath

Start Date: 16th July 2014

3. APPEALS DETERMINED

Planning Appeal

Appeal Ref: A2014/0007 **Planning Ref:** P2014/0048

PINS Ref: APP/Y6930/A/14/2219123

Applicant: Mr P Collins

Proposal: Detached Garage

Site Address: 9 Swan Road, Baglan, Port Talbot

Decision Date: 14th July 2014

Decision Code: Dismissed

The main issue in the determination of this appeal was the effect of the proposal on the character and appearance of the area.

The inspector noted the appeal property and No 8 Swan Road are set back from properties either side of them which conform to a strong building line extending from No 6 through to No 17 Swan Road. Whilst a number of the houses in the vicinity of the site have porches, detached buildings have not been set forward of this strong building line.

The Inspector stated not only would the proposal be set well forward of the house on the appeal site (and No 8 Swan Road), but it would, in its entirety, also stand forward of the strong building line and would extend across much of the width of the appeal site. Furthermore, while the ridge on the roof of the proposed garage would run perpendicular to the road, buildings within the vicinity generally have pitched roofs with ridges that run parallel with the road.

The inspector concluded that this design, the height and mass of the proposal, and its forward location, would result in a prominent and obtrusive feature, which would be out of keeping with the existing character and appearance of the area and cause significant harm.

Appeal Ref: A2014/0004 **Planning Ref:** P2013/0402

PINS Ref: APP/Y6930/A/14/2215401

Applicant: Mr P Evans

Proposal: Partial change of use of ground floor of dwelling to shop (Class A Hairdresser) construction of single storey side extension and vehicular access

Site Address: 50 Park Avenue, Glynneath

Decision Date: 7th October 2013

Decision Code: Allowed

The main issue in the determination of this appeal concerned the effect of the proposal on the vitality and viability of the Glynneath district shopping centre and the general amenities of the surrounding area.

The Inspector considered that the proposal would be a very small scale operation which would be unlikely to make any significant economic contribution to the district centre and that the limited floorspace that is proposed would be inefficient and unsuitable for the larger primary retail units in the district centre. It was considered that the scale of the proposed business and the largely controlled nature of customer traffic would also be unlikely to attract a significant flow of customers that would otherwise contribute to pedestrian flows and the vitality of the centre. Therefore, it would have a negligible effect on the vitality and viability of the district centre and would not therefore be in conflict with the overall objectives of Policy TRL5 of the Neath Port Talbot Unitary Development Plan.

With regard to residential amenity issues, the Inspector considered that the appeal site, even though it is sited in a predominantly residential area that straddles the main road through Glynneath, the proximity of a petrol filling station and shop introduce a degree of activity and diversity that reduces the residential impression. The nature of the proposed use would regulate the comings and goings of customers to an infrequent and somewhat controlled basis and customer parking is proposed from the main road where any additional activity would be subsumed within the context of the setting of the site. Therefore, the Inspector concluded that the proposal would have little appreciable effects on the general character of the area or the amenities of nearby residents and would therefore comply with policies ENV17 and GC1 of the Neath Port Talbot Unitary Development Plan.

4. DELEGATED APPLICATIONS DETERMINED BETWEEN 1ST JULY 2014 AND 22ND JULY 2014

1 App No. P/2013/64	Type Vary Condition
Proposal Variation of Condition 1 of Planning Permission P2005/1617 (Approved on the 8/2/08) to extend the time for implementation of the permission.	
Location Former Llandarcy Oil Refinery, Llandarcy, Neath	
Decision Approval with Conditions	
Ward Coedffranc West	

2 App No. P/2013/502	Type Change of Use
Proposal Change of use of ground floor of former police station into 2 no. one bedroom self contained flats	
Location 68 Commercial Road, Taibach, Port Talbot SA13 1LR	
decision withdrawn	
Ward Taibach	

3 App No. P/2013/1033	Type Householder
Proposal Single storey side extension and part single storey, part two storey rear extension	
Location 66 Tyn Y Cae, Alltwen Pontardawe, Swansea, SA8 3DL	
Decision Approval with Conditions	
Ward Alltwen	

4 App No. P/2013/1090	Type Full Plans
Proposal Construction of a new 4 no. bedroom house with detached garage	
Location Plot 20 Farteg Fawr, Bryn, SA13 2RF	
Decision Approval with Conditions	
Ward Bryn & Cwmavon	

5 App No. P/2013/1094	Type Householder
Proposal Retention and completion of detached outbuilding.	
Location 7 Heol Las, Ynysmeudwy Pontardawe, Swansea, SA8 4PR	
Decision Approval with Conditions	
Ward Pontardawe	

6 App No. P/2014/70	Type Change of Use
Proposal Demolition of vestry and conversion of former place of worship (Class D1) to single dwelling house (Class C3), front porch and single storey rear extension (amended plans received 15.05.14 showing roof lights to the northern elevation and inclusion of boundary fence)	
Location Siloh Independent Chapel, Access To Brynberllan Cottages, Cwmgwrach, Neath	
Decision Approval with Conditions	
Ward Blaengwrach	

7 App No. P/2014/229	Type Householder
Proposal Two storey side extension and single storey rear extension plus raised decking area.	
Location 2 Alder Road, Cimla, Neath, SA11 3NY	
Decision Approval with Conditions	
Ward Neath South	

8 App No. P/2014/283	Type Householder
Proposal First floor side and rear extension including balcony above existing rear extension	
Location St Davids, 47 Primrose Road, Neath, SA11 2AR	
Decision Approval with Conditions	
Ward Neath East	

9 App No. P/2014/311	Type Householder
Proposal Part single storey/ two storey side extension and single storey front extension	
Location 9 Heol Undeb, Cwmavon, Port Talbot, SA12 9DN	
Decision Approval with Conditions	
Ward Bryn & Cwmavon	

10 App No. P/2014/322	Type Full Plans
Proposal Construction of a covered lorry bay, covered storage and smoking area, pallisade fencing to site perimeter, car parking areas and hard and soft landscaping.	
Location Kings Dock Building, Fabian Way, Crymlyn Burrows, Swansea	
Decision Approval with Conditions	
Ward Coedffranc West	

11	App No. P/2014/327	Type Householder
Proposal	Retention and completion of Front Porch	
Location	22 New Road, Jersey Marine, Neath, SA10 6JT	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

12	App No. P/2014/329	Type Discharge of Cond.
Proposal	Details pursuant to condition 40 of planning permission P2010/0222 (Approved on the 30/08/12) in respect of Fabain Way speed limit reduction.	
Location	Land off, Fabian Way, Former BP Tank Farm, Crymlyn Burrows, Neath	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

13	App No. P/2014/331	Type Householder
Proposal	Retention and completion of steps with metal railings.	
Location	31 Pentwyn Baglan Road, Baglan, Port Talbot, SA12 8EA	
Decision	Approval with Conditions	
Ward	Baglan	

14	App No. P/2014/342	Type Full Plans
Proposal	Detached two storey dwelling and associated shared drive (To provide access and parking to serve the proposed dwelling and No. 42 Gnoll Road)	
Location	Land adjacent to, 42 Gnoll Road, Godre'r Graig, Swansea, SA9 2PA	
Decision	Approval with Conditions	
Ward	Godre'rgraig	

15	App No. P/2014/371	Type Householder
Proposal	Two storey rear/side extension plus single storey side extension.	
Location	57 Martyns Avenue, Seven Sisters, Neath, SA10 9DR	
Decision	Approval with Conditions	
Ward	Seven Sisters	

16	App No. P/2014/381	Type Householder
Proposal	Detached double garage incorporating first floor storage area	
Location	127 Pentyla Baglan Road, Baglan, Port Talbot, SA12 8DS	
Decision	Approval with Conditions	
Ward	Baglan	

17	App No. P/2014/384	Type Change of Use
Proposal	Change of use and hardsurfacing of part of verge area to facilitate vehicular access	
Location	128 Victoria Road, Sandfields, Port Talbot, SA12 6AR	
Decision	Approval with Conditions	
Ward	Sandfields East	

18	App No. P/2014/414	Type Householder
Proposal	Detached outbuilding with raised platform and steps to the rear garden area.	
Location	Brookside, 4 St Illtyds Drive, Baglan, Port Talbot, SA12 8AU	
Decision	Approval with Conditions	
Ward	Baglan	

19	App No. P/2014/418	Type Householder
Proposal	Part two storey part single storey rear extension.	
Location	24 Villiers Road, Skewen, Neath, SA10 6AU	
Decision	Approval with Conditions	
Ward	Coedffranc Central	

20	App No. P/2014/428	Type Advertisement
Proposal	Retention of 1 No. Internally illuminated fascia sign, 1 No. Internally illuminated projecting sign, and 2 No. Internally Illuminated promotional signs (Located within shop windows)	
Location	4 Green Street, Neath, SA11 1DR	
Decision	Approval with Conditions	
Ward	Neath North	

21	App No. P/2014/455	Type Householder
Proposal	Demolition of existing single storey rear extension and construction of two storey rear extension plus steps down to garden area.	
Location	9 Greenwood Road, Neath, SA11 2BA	
Decision	Approval with Conditions	
Ward	Neath East	

22	App No. P/2014/462	Type Householder
Proposal	Single storey rear and side extension including steps to garden area	
Location	20 Edward Street, Alltwen Pontardawe, Swansea, SA8 3DB	
Decision	Approval with Conditions	
Ward	Alltwen	

23	App No. P/2014/469	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawful Development (Proposed) for a single storey side and rear extension	
Location	9 Brookfield, Neath Abbey, Neath, SA10 7EG	
Decision	Issue Lawful Dev.Cert.	
Ward	Bryncoch South	

24	App No. P/2014/472	Type Full Plans
Proposal	Single storey rear extension	
Location	Resolven Church Hall, Neath Road, Resolven, Neath	
Decision	Approval with Conditions	
Ward	Resolven	

25	App No. P/2014/474	Type Householder
Proposal	Single storey rear/side extension.	
Location	104 Albion Road, Baglan, Port Talbot,SA12 8DB	
Decision	Approval with Conditions	
Ward	Baglan	

26	App No. P/2014/475	Type Householder
Proposal	Retention of single storey rear extension	
Location	9 Heol Y Graig, Cwmgwrach, Neath, SA11 5TW	
Decision	Approval with Conditions	
Ward	Blaengwrach	

27	App No. P/2014/482	Type Householder
Proposal	Two storey rear extension plus first floor window to side elevation of existing dwelling and retaining structure to rear garden	
Location	85 Alltwen Hill, Alltwen Pontardawe, Swansea, SA8 3BP	
Decision	Approval with Conditions	
Ward	Alltwen	

28	App No. P/2014/484	Type Householder
Proposal	Retention of detached garage to rear boundary	
Location	34 Old Road, Baglan, Port Talbot, SA12 8TT	
Decision	Approval with no Conditions	
Ward	Baglan	

29	App No. P/2014/486	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawfulness (proposed) for a proposed single storey rear extension	
Location	8 Tor Y Mynydd, Baglan, Port Talbot, SA12 8LE	
Decision	Issue Lawful Dev.Cert.	
Ward	Baglan	

30	App No. P/2014/488	Type Full Plans
Proposal	Menage for private use incorporating drainage and boundary fences.	
Location	Tyllwyd Newydd, Tyllwyd Road, Bryncoch, Neath, SA10 7DX	
Decision	Approval with Conditions	
Ward	Bryncoch North	

31	App No. P/2014/490	Type Householder
Proposal	Two storey side and single storey rear extension.	
Location	32 Alfred Street, Aberavon, Port Talbot, SA12 6UL	
Decision	Approval with Conditions	
Ward	Aberavon	

32 App No. P/2014/499	Type Householder
Proposal External alteration to replace the garage door with a window to facilitate the conversion of integral garage to living accommodation with a replacement car parking space to the front.	
Location 17 The Mews, Sandfields, Port Talbot, SA12 6DP	
Decision Approval with Conditions	
Ward Sandfields East	

33 App No. P/2014/515	Type Discharge of Cond.
Proposal Details pursuant to condition 40 (Construction Method Statement) of Planning Permission P2012/1116 (Approved on the 12/05/14)	
Location Graig Yr Awel And Industrial Unit, Lane From Lon Hir To Glyndole Farm, Gellinudd Pontardawe, Swansea, SA8 3DE	
Decision Approval with no Conditions	
Ward Alltwen	

34 App No. P/2014/521	Type Householder
Proposal Removal of garage door and replacement with window to facilitate conversion of garage to living accomodation.	
Location 5 Llys Yr Afon, Godre'r Graig, Swansea, SA9 2BL	
Decision Approval with Conditions	
Ward Godre'rgraig	

35 App No. P/2014/523	Type Discharge of Cond.
Proposal Details pursuant to condition 10 (Construction method statement) of Planning Permission P2013/0904 (Approved on the 12.11.2013)	
Location Land adjacent to Reel Cinema (including Bowling Alley Shell), The Princess Margaret Way, Aberafan Seafront, Port Talbot SA12 6QP	
Decision Approval with no Conditions	
Ward Sandfields East	

36 App No. P/2014/526	Type Full Plans
Proposal Scooter store	
Location Cwmfelin, Longford Road, Longford, Neath, SA10 7LA	
Decision Approval with Conditions	
Ward Dyffryn	

37	App No. P/2014/529	Type Full Plans
Proposal	Two storey detached dwelling plus conservatory (change of house type)	
Location	Plot 61, Glas y Dorlan, Jersey Marine, Neath, SA10 6HR	
Decision	Approval with Conditions	
Ward	Coedffranc West	

38	App No. P/2014/530	Type Full Plans
Proposal	Two storey detached dwelling plus conservatory (change of house type)	
Location	Plot 60, Glas y Dorlan, Jersey Marine, Neath, SA10 6HR	
Decision	Approval with Conditions	
Ward	Coedffranc West	

39	App No. P/2014/534	Type Householder
Proposal	Single storey rear extension	
Location	25 Maes Y Pergwm, Glynneath, Neath, SA11 5EA	
Decision	Approval with Conditions	
Ward	Glynneath	

40	App No. P/2014/540	Type Advertisement
Proposal	Internally illuminated fascia sign, and 1 No. internally illuminated projecting sign.	
Location	17 Green Street, Neath, SA11 1DR	
Decision	Approval with no Conditions	
Ward	Neath North	

41	App No. P/2014/541	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawfulness (proposed) for a single storey rear extension.	
Location	3 Cwrt Yr Eos, Coed Hirwaun, Port Talbot, SA13 2UQ	
Decision	Issue Lawful Dev.Cert.	
Ward	Margam	

42 App No. P/2014/546	Type Discharge of Cond.
Proposal Details pursuant to the partial discharge of Condition 38 (Highway construction details Phase 1: Plots 1-5 only) of Planning Permission P2012/1116.	
Location Graig Yr Awel And Industrial Unit, Lane From Lon Hir To Glyndole Farm, Gellinudd Pontardawe, Swansea, SA8 3DE	
Decision Approval with no Conditions	
Ward Alltwen	

43 App No. P/2014/547	Type Householder
Proposal Demolition of existing single storey rear extension and construction of two storey rear extension.	
Location 165 Heol Y Gors, Cwmgors, Ammanford, SA18 1RR	
Decision Approval with Conditions	
Ward Gwaun-Cae-Gurwen	

44 App No. P/2014/550	Type Prior Notif.Demol.
Proposal Prior approval for the demolition of redundant foundry building.	
Location Land At, Holly Street, Pontardawe, Swansea, SA8 4ET	
Decision Prior Approval Not Required	
Ward Pontardawe	

45 App No. P/2014/555	Type Screening Opinion
Proposal Request for a screening opinion under Regulation 4 of the Environmental Impact Regulations for a wind turbine with a height of 82m to tip.	
Location Cilcarn Farm, Bryn, Port Talbot, SA13 2RA	
Decision EIA Not Required	
Ward Bryn & Cwmavon	

46 App No. P/2014/566	Type Householder
Proposal Two storey rear extension.	
Location 7 Whittington Street, Tonna, Neath, SA11 3JG	
Decision Approval with Conditions	
Ward Tonna	

47 App No. P/2014/571	Type Prior Notif.Eccl.
Proposal Restoration of the tower and spire involving the removal of leaded lights and replace with oak louvers and the re-hanging of the bells (Consultation under ecclesiastical exemption)	
Location St Michaels Church, Ty'r Owen Row, Cwmavon, Port Talbot, SA12 9BE	
Decision No Objections	
Ward Bryn & Cwmavon	

48 App No. P/2014/572	Type Householder
Proposal Demolition of store and retention of a single storey rear extension and raised deck area.	
Location 4 Farm Road, Trebanos Pontardawe, Swansea, SA8 4DE	
Decision Approval with Conditions	
Ward Trebanos	

49 App No. P/2014/597	Type Householder
Proposal Retention and completion of outbuilding.	
Location Launch Pad, Bro Nant Fer, Off Leyshon Road, Gwaun Cae Gurwen, Ammanford, SA18 1EN	
Decision Approval with Conditions	
Ward Gwaun-Cae-Gurwen	

50 App No. P/2014/598	Type Prior Notif.Demol.
Proposal Prior notification for demolition of classroom building.	
Location Classroom Block, Gnoll Country Park, Neath, SA11 3BS	
Decision Prior Approval Not Required	
Ward Neath North	

51 App No. P/2014/607	Type Discharge of Cond.
Proposal Approval of details under condition 2 (samples of bricks) of planning permission 2014/0046 approved on 23rd June 2014	
Location Land At Green Park Industrial Estate, Green Park Street, Aberavon, Port Talbot, SA12 6LD	
Decision Approval with no Conditions	
Ward Aberavon	

52 App No. P/2014/609	Type Discharge of Cond.
Proposal Approval of Details under condition 3 (parking scheme) of Planning Permission P2014/0220 approved on 30 April 2014	
Location Ysbyty Castell Nedd Port Talbot, Ffordd Baglan, Aberafan, Port Talbot, SA12 7BX	
Decision Approval with no Conditions	
Ward Aberavon	

53 App No. P/2014/620	Type LawfulDev.Cert-Prop.
Proposal Dormer to rear roof plane - Certificate of Lawful Development Proposed	
Location 1A Heol Taliesin, Cwmavon, Port Talbot, SA12 9ER	
Decision Issue Lawful Dev.Cert.	
Ward Bryn & Cwmavon	

54 App No. P/2014/630	Type PriorNotif.Agric.Bld
Proposal Agricultural storage building (Prior Notification Agricultural)	
Location Plasywaun, Plas Road, Rhos Pontardawe, Swansea, SA8 3HD	
Decision Prior Approval Not Required	
Ward Rhos	

55 App No. P/2014/654	Type Discharge of Cond.
Proposal Details pursuant to Condition 12 (Reptile Method Statement) of Planning Permission P2012/1116 (Approved on the 12/05/14)	
Location Graig Yr Awel And Industrial Unit, Lane From Lon Hir To Glyndole Farm, Gellinudd Pontardawe, Swansea, SA8 3DE	
Decision Approval with no Conditions	
Ward Alltwen	

56 App No. P/2014/662	Type Discharge of Cond.
Proposal Details pursuant to conditions 9 and 11 (Sub-division of ground floor commercial Units & flood management/evacuation procedures) of Planning Permission P2009/1021 (Approved on the 22/02/11)	
Location Former Royal Buildings, Talbot Road, Port Talbot, SA13 1DN	
Decision Approval with no Conditions	
Ward Port Talbot	