

Public

*Neath Port Talbot County Borough Council
Cyngor Bwrdeistref Sirol Castell-nedd*

*Democratic Services
Gwasanaethau Democrataidd*

Chief Executive: Steven Phillips

Date: 13 September 2016

Dear Member

PLANNING COMMITTEE - TUESDAY, 13TH SEPTEMBER, 2016

Please find attached the following amendment sheet for consideration at the next meeting of the **Planning Committee - Tuesday, 13th September, 2016.**

Item

- a) Amendment Sheet (Pages 1 - 4)

Yours sincerely

Chief Executive

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PLANNING COMMITTEE

13TH SEPTEMBER 2015

AMENDMENT SHEET

ITEM 4

<u>APPLICATION NO:</u> P2016/0271	<u>DATE:</u> 16/03/2016
PROPOSAL:	Demolition of two storey building and construction of one dwelling together with the conversion of a window to a door and 1 no. additional window to 1 Cambrian Place on the ground floor elevation fronting Abbey Road.
LOCATION:	1 Cambrian Place & 45 Abbey Road, Port Talbot SA13 1HD
APPLICANT:	Mr A Holden
TYPE:	Full Plans
WARD:	Port Talbot

Jeremy Miles AM has submitted a letter which outlines the numerous concerns of Mrs Mowbray and how the development will impact on her elderly parents who live at 2, Cambrian Place, and requests that such objections are submitted to the planning committee.

The concerns raised have all been received directly by the Council as part of the lady's submitted representations (see also below), but in summary are as follows:

- The proposed development will extend onto the whole footprint of the site. Apart from the effect on the outlook of her parents' property and its views, this will result in a lack of parking for a newly built 2 bedroom house, a shop and 2 flats.
- When previous planning permission was given, it was stipulated that parking be provided for three cars. This has not occurred, and she says that on a busy main road the lack of parking will be a danger.
- By building on the whole footprint there will be no space for the storage of refuse and recyclable materials for the shop and flat. This will be extremely detrimental to the environment, especially with regards to the shop, and will affect her parents' enjoyment of their property.

Ward Councillor Rahaman has advised that he is regrettably unable to make the deferred Committee date, and has therefore submitted written representations which are summarised below: -

"I feel that this planning application must be rejected due to the unacceptable overdevelopment, the unacceptable effect it will have on neighbouring (especially number 2 Cambrian Place) amenity and the dangerous precedent it would set for the communities of Neath Port Talbot and because the LPA should not accept 1

application for 2 separate sites, or an application that has so many flaws in it and in my view, tried to be deliberately misleading. The application is not transparent at all”.

Councillor Rahaman has also raised additional points, many of which echo the representations raised on behalf of the neighbouring occupiers in the report and below, but which again are summarised as follows: -

- Looking at the planning history to this property and site along with the previous retrospective planning and enforcement report, I personally feel that this site has abused the planning system all along and is now proposing to develop rear of the property by separating the site into two is absolutely absurd.
- The Highway assessment is flawed in that they simply compared the authorised use of the building as a **builder's office** and store to its use as a residential dwelling. The assessment wrongly regarded that the authorisation uses included retail, though this was specifically not included in the retrospective planning permission due to it being regarded as over development of the site and detrimental to highway safety. It did not take into account of the strict time limits imposed for the use of the building. The building is in fact not in use; therefore they should not have compared it from the baseline. No assessment of the current parking situation in Abbey Road or Cambrian Place seems to have taken place.
- The development has planned to create no car parking space for the dwelling. This application will generate inadequate parking and it would inevitably put more of a burden on highway safety. Abbey Road is one of the busiest roads in my ward and I am very much concerned that this development will add to further traffic and parking problems for all the residents living around the area, which is just off of junction 40 of the M4 and also close to a very busy nursery and infant's school including a rugby field and a park which is used by many children. To add to the problem, the additional School Patrolling Officer who used to be located (identified by the Road Safety Team) on this particular site (where the development is proposed) is no longer being replaced. Safety of school children and parents are being ignored.
- Existing Enforcement Notice served on 2010: LPA considered a change of use to residential would lead to an increase in parking problems along Abbey Road as the use had no parking. Are we not taking this enforcement report into consideration?
- The proposed development will exceed the 100% of the footprint of 45 Abbey Road, as the provision for refuse storage and part the building itself would extend into 1 Cambrian Place and the proposed 2 bedrooms dwelling would have no garden at all.
- Are the LPA setting a precedent for any resident of Neath Port Talbot to be able to build on 100% of the footprint of their land? Changing to character and appearance of the surrounding area which is mainly terraced properties with a garden and garage or no garage just garden.
- The proposed development will have a great impact on loss of light to the neighbouring property (no 2 Cambrian Place). Officers have not taken into

account the small size of the property and garden – making the effect of the loss of light and encroachment far greater.

- The proposed development would have nowhere for the surface water to go.

Mrs Mowbray (for and on behalf of Mr and Mrs P Soderstrom) has also written in with further extensive submissions (which are available for inspection in the application file), the majority of which repeat earlier written submissions (or those raised by Cllr Rahaman above), but also incorporate other matters which are summarised below: -

- Over-development, unneighbourly, exceeds 100% of the footprint, would set a dangerous precedent.
- BE1.2 – the proposal fails to respect the context of the site, no other properties in the Cambrian Place, Abbey Road or surrounding area have ancillary buildings which are developed to this height or extent.
- BE1.4 - It would not have a significant adverse impact on highway safety, the amenity of occupiers of adjacent land or the community. The proposed development would significantly impact on all three.
- The Officer's report seems to imply that planning permission for a retail use of the building was granted, but this was expressly forbidden as an overdevelopment of the site and detrimental to highway safety.
- The current planning permission for a builder's office and store granted in 2000, stipulated the office should be used solely for carrying out duties associated with the business and not as a general office for people to call into to arrange works or payment. This is contrary to the officer's statement that the builder's office and store has the potential for a number of movements both from staff and visitors/deliveries to the site.
- The door to provide direct access from the proposed dwelling into the refuse/recycling area is not represented in the plans. We object to this door as the tenants could look directly into our property from it.
- We also object to the ground floor bedroom window which will look directly into our bedroom windows and both contravene the 21m rule.
- poor quality and misleading application and plans - plan indicates that the single storey wing will be the same height as the existing GF Flat bedroom extension to 1 Cambrian Place but the ridge height detailed in the officer's report of approximately 4.16 m is higher than the as built height of this existing extension which is only 3.7 m.
- Where does the applicant intend to Expel air to vent the proposed bathroom and ensuite? We do not give permission to expel air into our property.
- The proposed development would remove the bin storage area for FF Flat and the shop in 1 Cambrian Place, meaning they would have no longer have provision for rubbish and recycling.
- Loss of light and air and amenity to enjoy home and garden for more than 52 years. The conclusion in the officer's report does not take into account the small size of the property and garden, making the effect of the loss of light and encroachment far greater.

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