

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

**Democratic Services  
Gwasanaethau Democrataidd**

**Chief Executive:** K.Jones

**Date: 8 June 2021**

Dear Member,

**PLANNING COMMITTEE - TUESDAY, 8TH JUNE, 2021**

Please find attached the following presentation for consideration at the next meeting of the **Planning Committee - Tuesday, 8th June, 2021.**

**Item**

- a) Presentation (Pages 3 - 14)

Yours sincerely

Tammie Davies

p.p Chief Executive

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Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

# Planning Committee

(Remote) 8<sup>th</sup> June 2021

Page 3

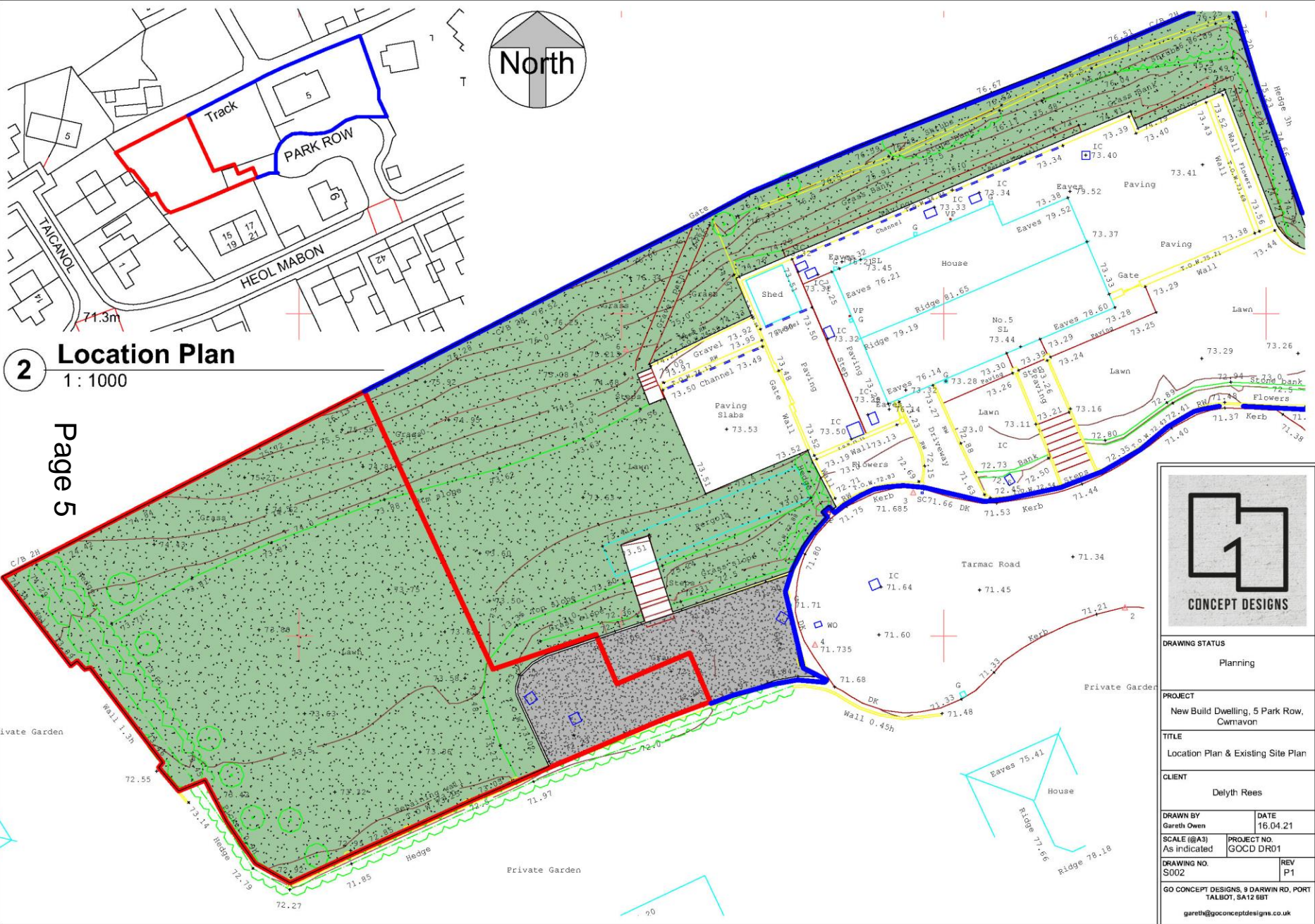
Agenda Item 4a

[www.npt.gov.uk](http://www.npt.gov.uk)



<u>APPLICATION NO:</u> P2021/0444	<u>DATE:</u> 27/04/2021
<b>PROPOSAL:</b>	4-bedroom detached dwelling plus parking located within the grounds of 5 Park Row, Cwmavon.
<b>LOCATION:</b>	5 Park Row, Cwmavon, Port Talbot SA12 9PW
<b>APPLICANT:</b>	Marie Rees
<b>TYPE:</b>	Full Plans
<b>WARD:</b>	Bryn and Cwmavon





**2** Location Plan  
1 : 1000

Page 5



<b>DRAWING STATUS</b>	
Planning	
<b>PROJECT</b>	
New Build Dwelling, 5 Park Row, Cwmavon	
<b>TITLE</b>	
Location Plan & Existing Site Plan	
<b>CLIENT</b>	
Delyth Rees	
<b>DRAWN BY</b>	<b>DATE</b>
Gareth Owen	16.04.21
<b>SCALE (@A3)</b>	<b>PROJECT NO.</b>
As indicated	GOCD DR01
<b>DRAWING NO.</b>	<b>REV</b>
S002	P1
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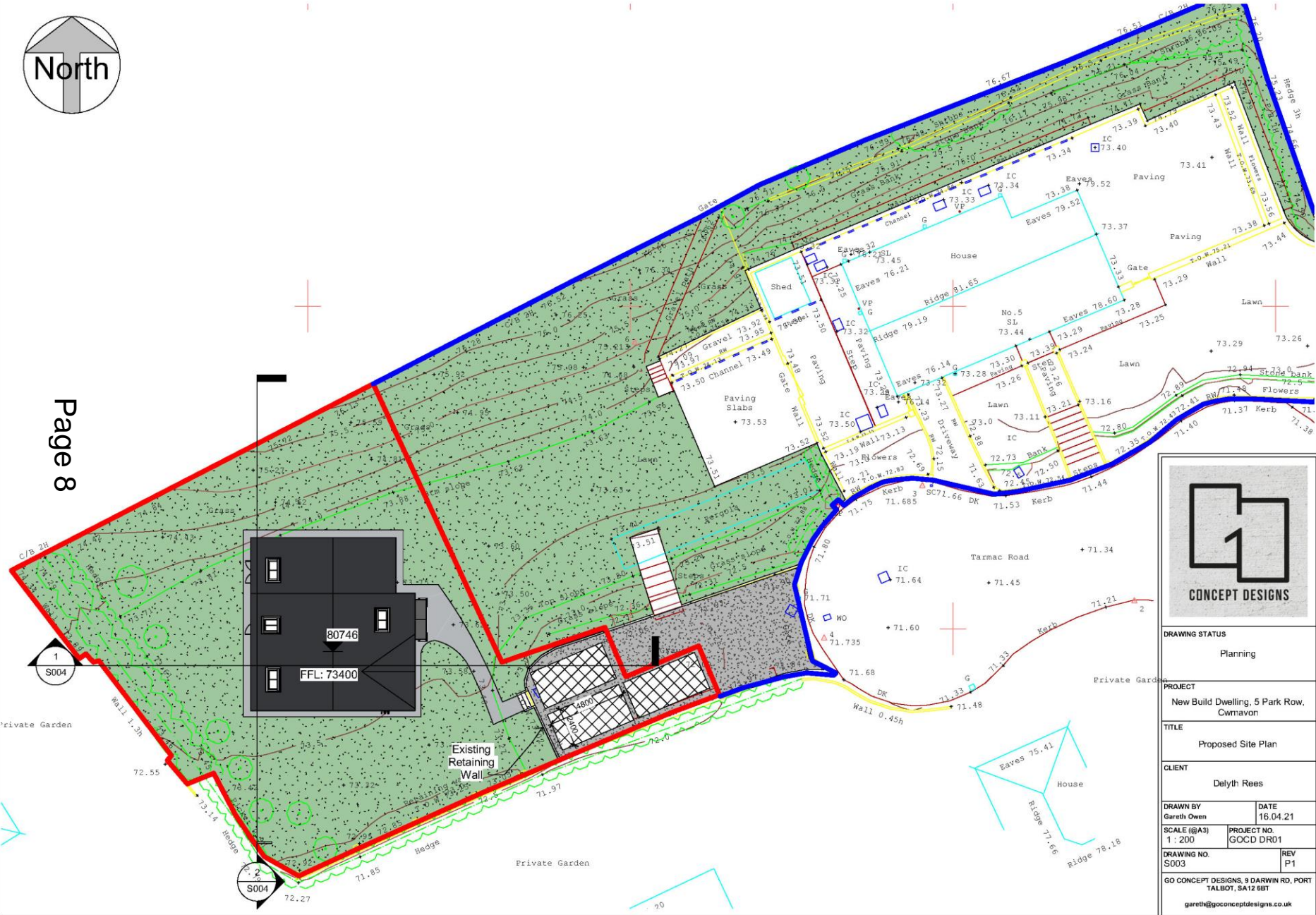
Page 6

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Google Earth







<b>DRAWING STATUS</b>	
Planning	
<b>PROJECT</b>	
New Build Dwelling, 5 Park Row, Cwmavon	
<b>TITLE</b>	
Proposed Site Plan	
<b>CLIENT</b>	
Delyth Rees	
<b>DRAWN BY</b>	<b>DATE</b>
Gareth Owen	16.04.21
<b>SCALE (@A3)</b>	<b>PROJECT NO.</b>
1 : 200	GOCD DR01
<b>DRAWING NO.</b>	<b>REV</b>
S003	P1
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**1 Proposed Front**

1 : 100

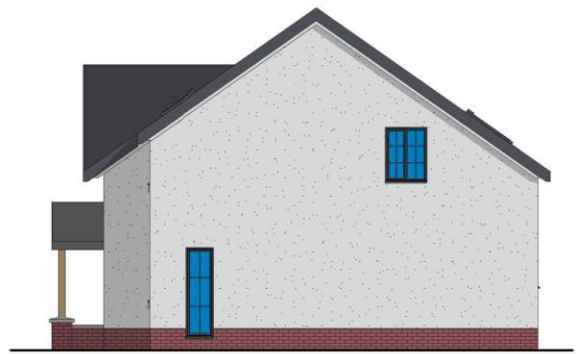


Provides three separate nest boxes in one FSC® certified timber frame, each with its own 32mm entrance hole. Beautifully made in the UK.  
 RSPB nest boxes provide a safe and snug place for birds to roost and nest. Unlike cheaper alternatives, our bird houses are made from sustainable FSC certified timber and have excellent insulation properties. This makes them warm in winter and cool in summer. RSPB nest boxes are carefully designed with correct dimensions and ventilation, without perches for predators to grip onto and threaten the occupants.



**2 Proposed Rear**

1 : 100



**3 Proposed Right**

1 : 100



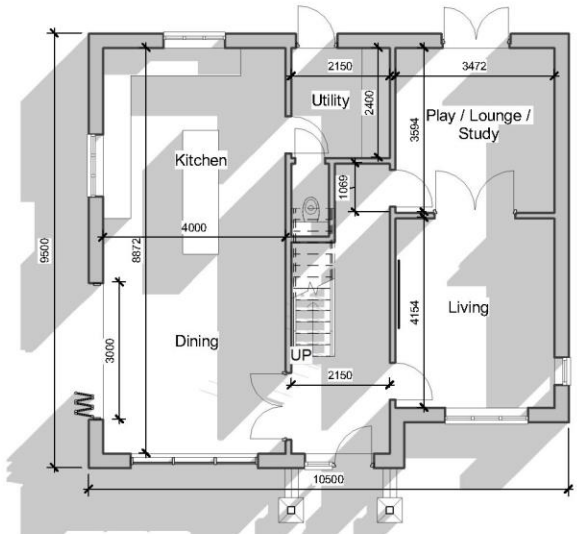
**4 Proposed Left**

1 : 100

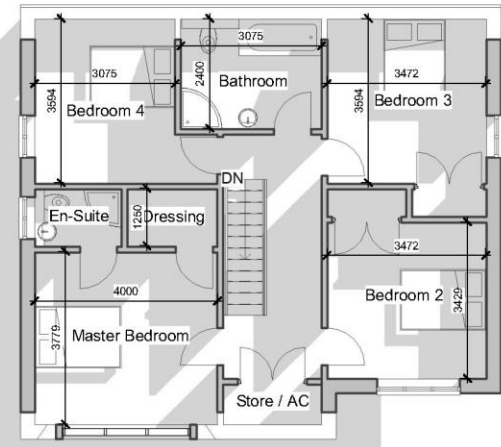
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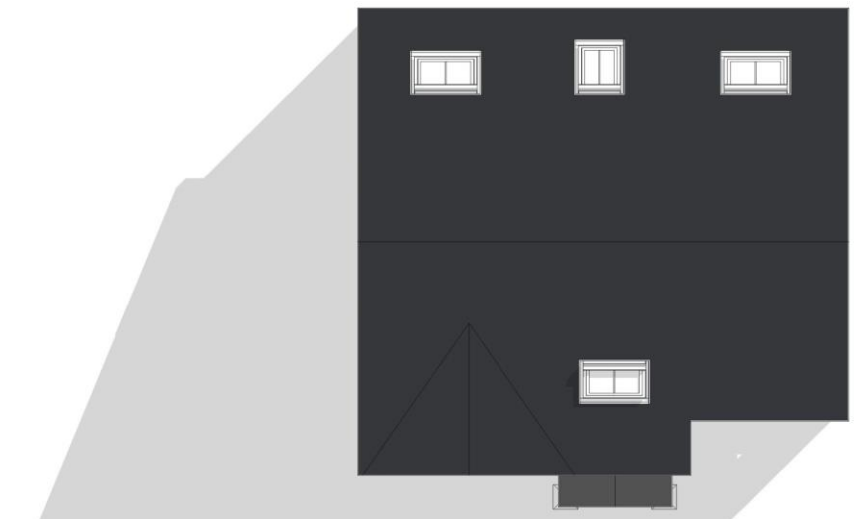
DRAWING STATUS	
Planning	
PROJECT	
New Build Dwelling, 5 Park Row, Cwmavon	
TITLE	
Proposed Elevations	
CLIENT	
Delyth Rees	
DRAWN BY	DATE
Gareth Owen	16.04.21
SCALE (@A3)	PROJECT NO.
1 : 100	GOCD DR01
DRAWING NO.	REV
B002	P2
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**1** Proposed Ground Floor  
1 : 100




**2** Proposed First Floor  
1 : 100



**3** Proposed Roof  
1 : 100

NOTES:



CONCEPT DESIGNS

DRAWING STATUS	
Planning	
PROJECT	
New Build Dwelling, 5 Park Row, Cwmavon	
TITLE	
Proposed Floor Plans	
CLIENT	
Delyth Rees	
DRAWN BY	DATE
Gareth Owens	16.04.21
SCALE (@A3)	PROJECT NO.
1 : 100	GOCD DR01
DRAWING NO.	REV
B001	P1

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NOTES:



DRAWING STATUS

Planning

PROJECT

New Build Dwelling, 5 Park Row,  
Cwmavon

TITLE

Concept Sketch

CLIENT

Delyth Rees

DRAWN BY

Gareth Owens

DATE

16.04.21

SCALE (@A3)

A001

PROJECT NO.

GOCD DR01

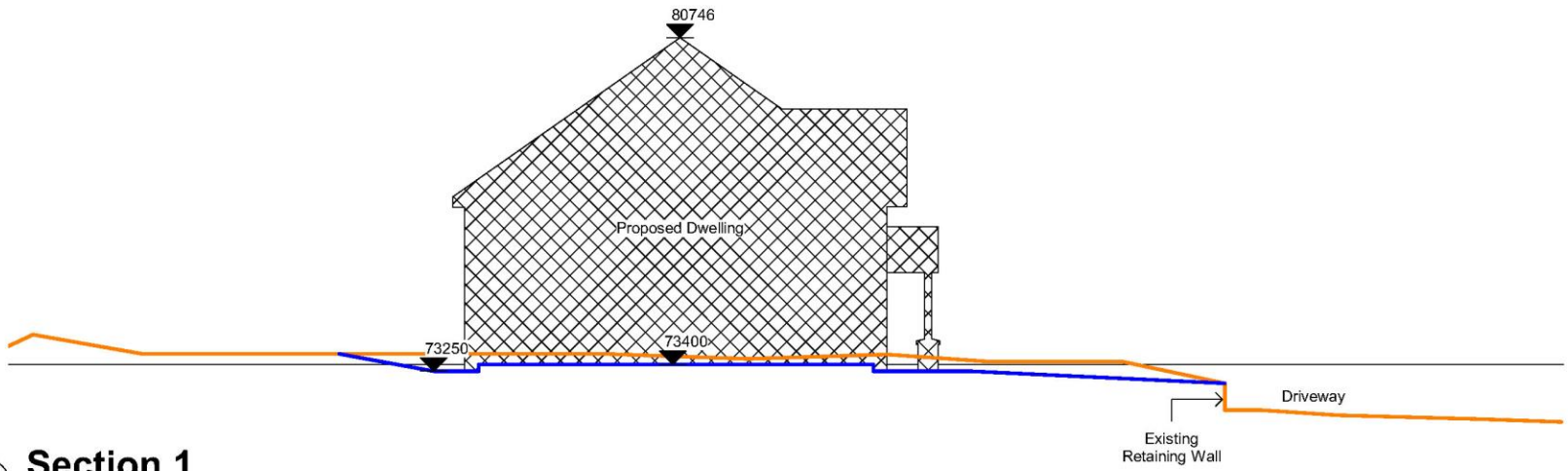
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A001

REV

P1

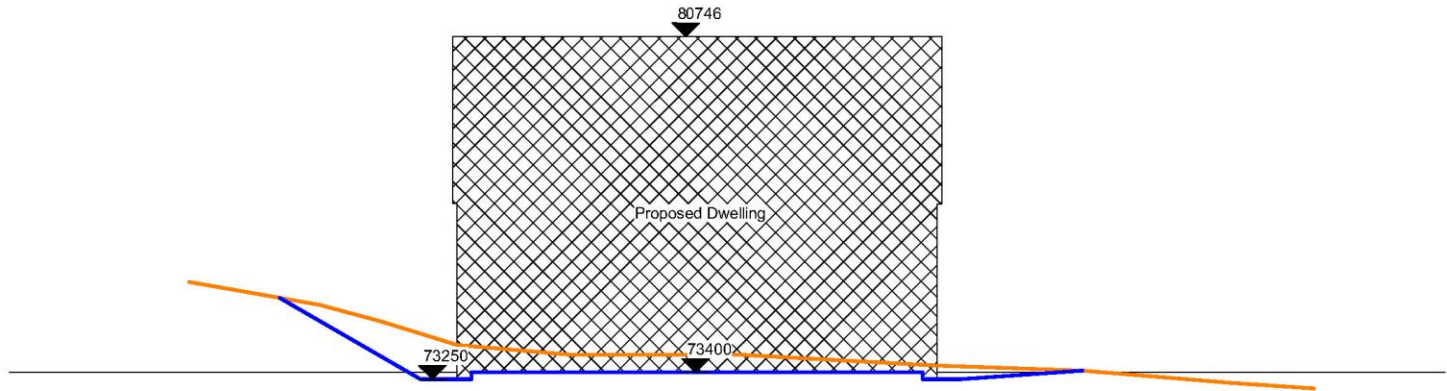
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**Section 1**

1 : 100

Page 12



**Section 2**

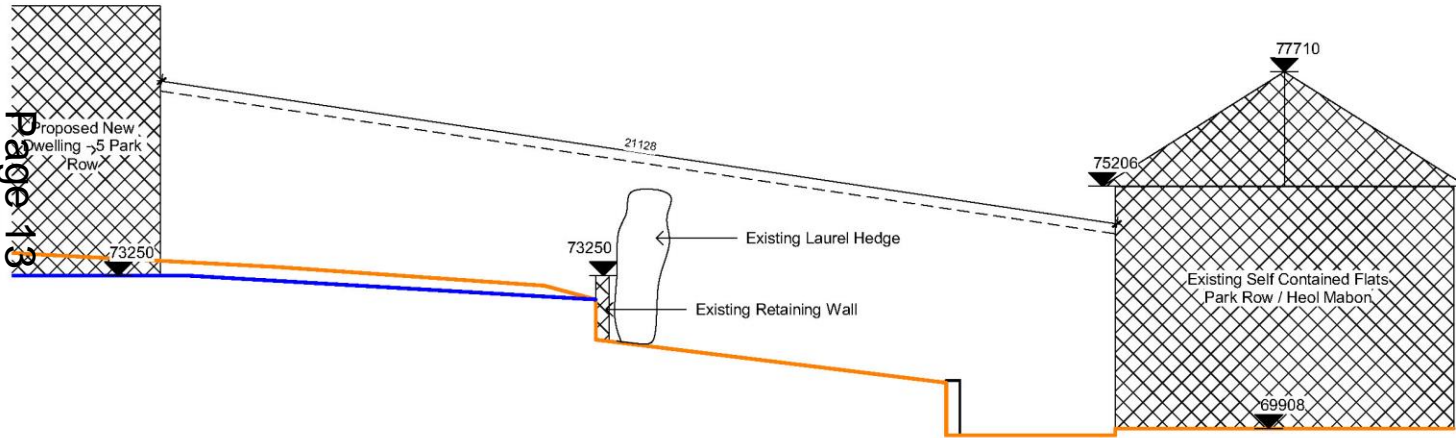
1 : 100

2



DRAWING STATUS	
Planning	
PROJECT	
New Build Dwelling, 5 Park Row, Cwmavon	
TITLE	
Site Sections	
CLIENT	
Delyth Rees	
DRAWN BY	DATE
Gareth Owen	16.04.21
SCALE (@A3)	PROJECT NO.
1 : 100	GOCD DR01
DRAWING NO.	REV
S004	P1
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gareth@goconceptdesigns.co.uk	





1

### Section 3

1 : 100

NOTES:



DRAWING STATUS  
Planning

PROJECT  
New Build Dwelling - 5 Park Row, Cwmavon

TITLE  
Site Section 03

CLIENT  
Delyth Rees

DRAWN BY Gareth Owen	DATE 26.04.21
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SCALE (@A3) 1 : 100	PROJECT NO. GOCD DR01
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DRAWING NO. S006	REV P1
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