

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

Democratic Services
Gwasanaethau Democrataidd

Chief Executive: K.Jones

Date: 10 August 2021

Dear Member,

PLANNING COMMITTEE - TUESDAY, 10TH AUGUST, 2021

Please find attached the following addendum reports/urgent items for consideration at the next meeting of the **Planning Committee - Tuesday, 10th August, 2021.**

Item

- a) Amendment Sheet and Presentation (Pages 3 - 34)

Yours sincerely

Tammie Davies

p.p Chief Executive

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PLANNING COMMITTEE

10th August 2021

AMENDMENT SHEET

<u>APPLICATION NO:</u> P2021/0406	<u>DATE:</u> 16/04/2021
PROPOSAL:	Increase in ridge-height of existing bungalow to provide accommodation within the roof-space, two-storey rear extensions plus attached garage to the side elevation with roof terrace above, and associated retaining works
LOCATION:	Bayview, 3 Fernfield, Baglan SA12 8AL
APPLICANT:	Mr Richard Hibbard
TYPE:	Full Plans
WARD:	Baglan

Members should be aware that additional sections and a street-scene elevation has been submitted in order to further alleviate the overlooking concerns raised in the representations received. The amendments proposed are detailed as follows:

Master Bedroom Glazing – the applicant has proposed to lift the glazing sill height to 1.6m above first floor finished level, thereby preventing any overlooking into the garden/amenity area. In addition, the proposed two portrait windows at lower level will be fixed (i.e. non-opening) and will have obscure glass. Some feature timber fin cladding is also proposed in the space where the lower level glazing was originally planned, in order to add interest to the elevation and provide a break with the general cedar cladding.

Bedroom 2 Window – the applicant has decided to amend this window so obscure glazing is placed in the vertical eaves window section, again preventing any overlooking from this bedroom. The roof light section of the eaves window will remain clear glass, as this presents no overlooking opportunity.

In addition to the above, additional sections are provided to clarify that there is no unacceptable overlooking into Number 26 below from the proposed roof terrace, and also from the stairwell atrium, as the landing

does not go up to the glazing and is set back within the dwelling (with an atrium void at the glazing plane).

An assessment of the amendments is detailed below:

Visual Amenity

It is considered that the amendments to the front elevation (images below) would also be acceptable in terms of visual amenity, and the overall proposal would not have a detrimental impact upon the character and appearance of the surrounding area or street-scene.

Originally Submitted Front Elevation



Revised Front Elevation



Originally Submitted CGI Image of Proposal (Not to Scale)

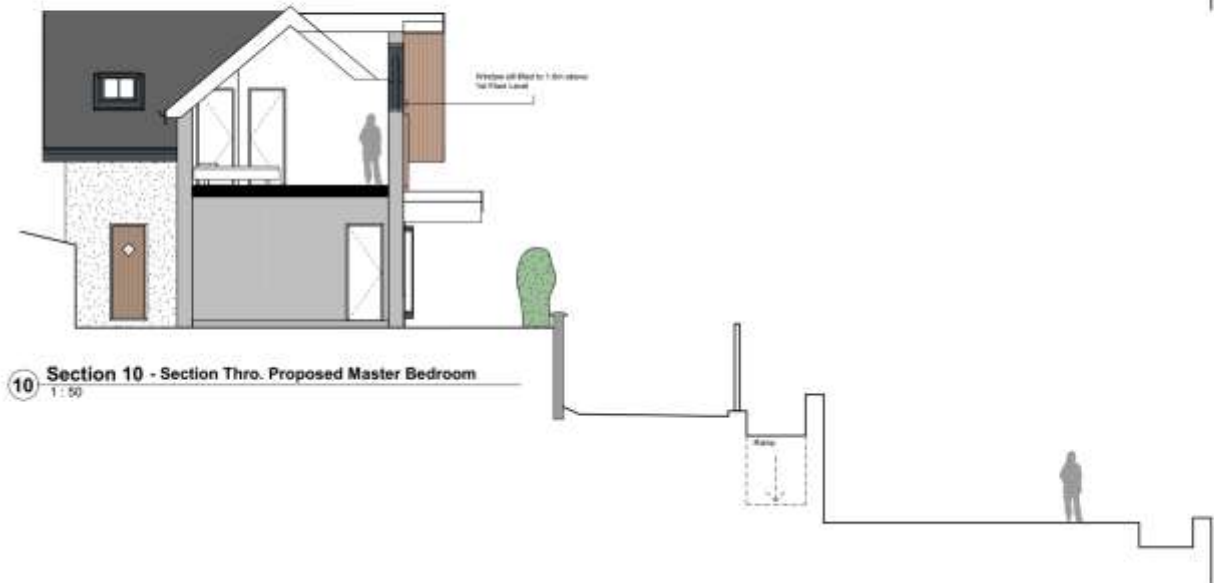
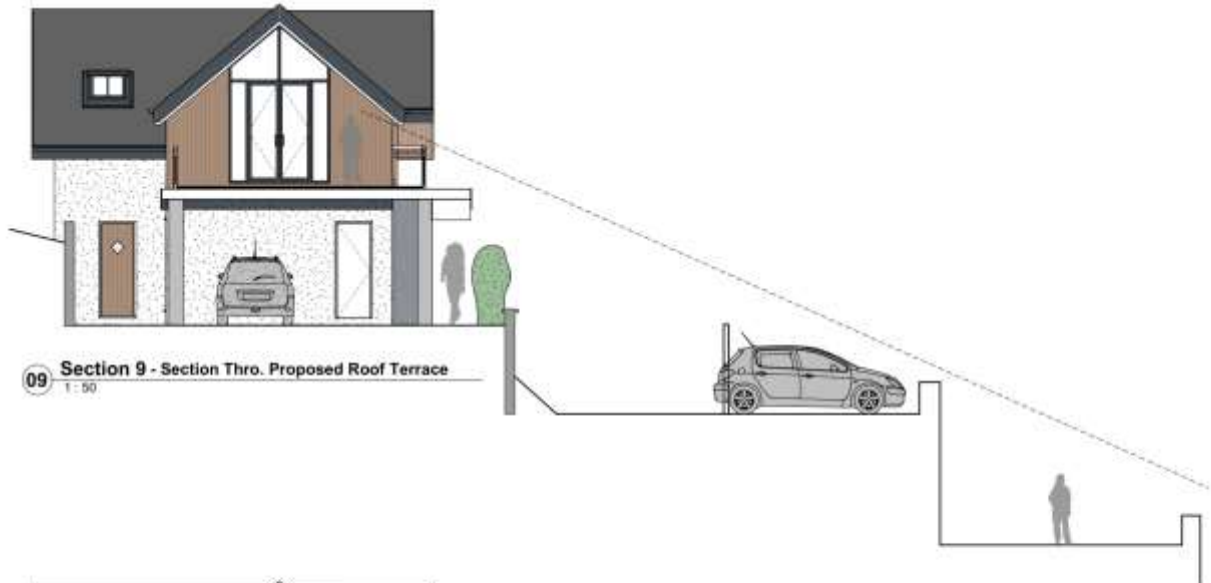


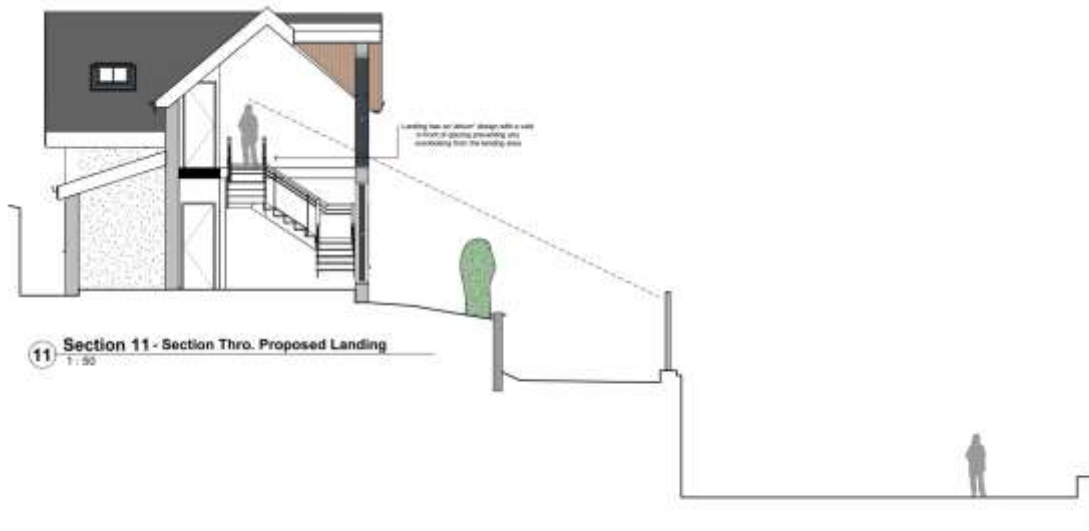
Revised CGI Image of Proposal (Not to Scale)



Residential Amenity

Additional cross-sections have been provided in respect of potential overlooking into Number 26. These are illustrated below:





In respect of the proposed roof terrace, and as already documented in the Committee Report, the respective change in levels between the sites and resultant angles ensures that there would be no unacceptable overlooking into the garden area of Number 26 (as demonstrated by Section 9 above).

In respect of the master-bedroom, the scheme has been revised so that the window sill level is now 1.6m above the floor level, with timber fins and obscure-glazed panels below. Again, due to the changes in levels and resultant angles, Section 10 above demonstrates that there would be no unacceptable overlooking and this is therefore acceptable in terms of residential amenity.

Turning to bedroom 2, this has been amended so that obscure glazing is placed in the vertical eaves window section preventing any unacceptable overlooking from this bedroom. The roof light section of the eaves window will remain clear glass for an outlook for the occupants of the dwelling. It is considered this this would also be acceptable in terms of residential amenity.

Finally, in respect of the landing area, Section 11 above demonstrates that the stairs are designed internally so that there is a void in front of this glazing and demonstrates that there would be no unacceptable overlooking.

On page 18 of the report, the Recommendation should read '**Approve**'.

Due to the above changes, the following conditions will be re-worded as follows:

List of Approved Plans

- 2 The development shall be carried out in accordance with the following approved plans and documents:

Dwg. No. S010 Rev P3.
Dwg. No. EB001 Rev P1.
Dwg. No. EB002 Rev P1.
Dwg. No. S005 Rev P3.
Dwg. No. S011 Rev P4.
Dwg. No. S004A Rev P3.
Dwg. No. S004B.
Dwg. No. S004C Rev P3.
Dwg. No. S012 Rev P3.
Dwg. No. B001 Rev P3.
Dwg. No. B002 Rev P2.

Reason:

In the interests of clarity.

Action Conditions

- 11 Notwithstanding the details submitted, prior to the first beneficial use of the extension hereby approved, the windows on the side elevation serving the gym at ground-floor and bedroom 4 at first-floor, plus the slotted windows serving the master-bedroom and eaves window serving bedroom 2 on the front elevation shall be fitted with obscured glazing, and any part of the windows that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained as such thereafter.

Reason:

In the interest of the amenities of the adjoining property, and to ensure accordance with Policy BE1 of the adopted Neath Port Talbot Local Development Plan.

<u>APPLICATION NO:</u> P2021/0567	<u>DATE:</u> 07/06/2021
PROPOSAL:	Change of use from a Dwellinghouse (C3) to a children's home (C2)
LOCATION:	4 Dalrymple Street, Aberavon, Port Talbot, SA12 6DY
APPLICANT:	Mr Simon Bujega - Bespoke Care Group Ltd
TYPE:	Full Plans
WARD:	Aberavon

On page 37, the report should read '*or an alternative parking scheme to be provided at the rear*'.



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Page 9

Planning Committee

(Remote) 10th August 2021





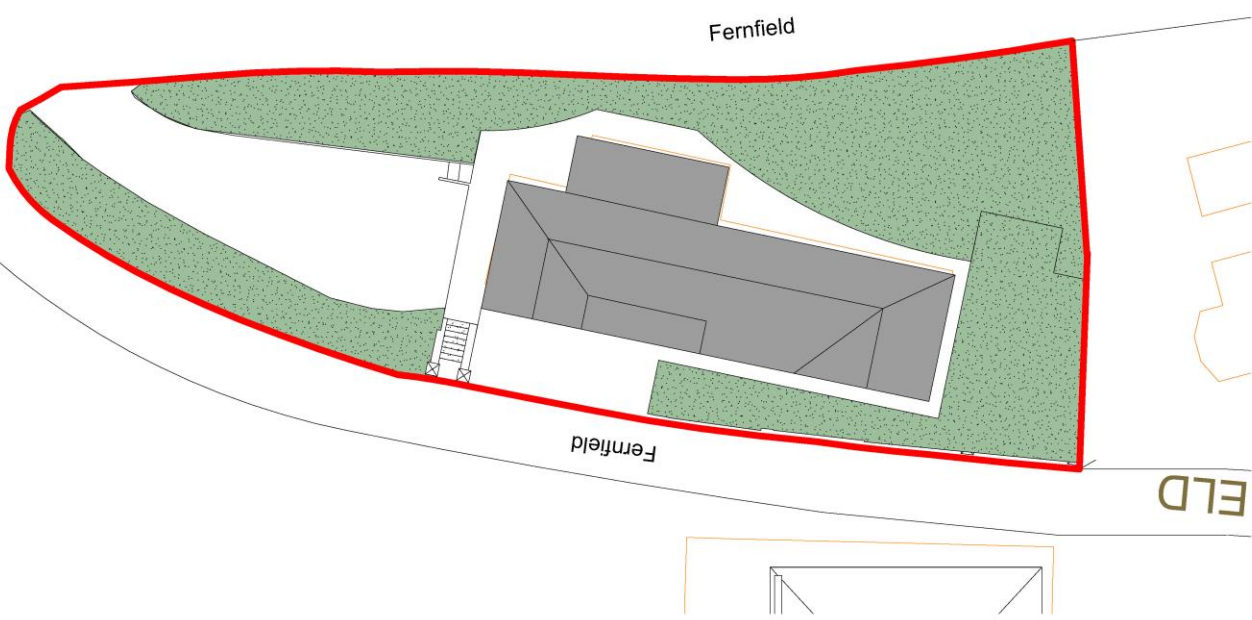
Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

<u>APPLICATION NO:</u> P2021/0406	<u>DATE:</u> 16/04/2021
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APPLICANT:	Mr Richard Hibbard
TYPE:	Full Plans
WARD:	Baglan

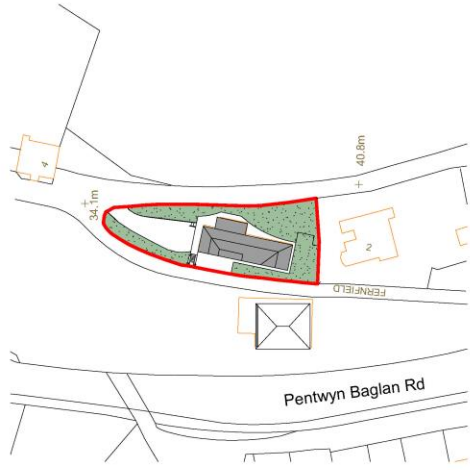
Existing Site Plan

Page 11

34.1m



Location Plan



 CONCEPT DESIGNS	
DESIGNING FOR THE	Planning
PROJECT	3 Fernfield, Baglan - Burginlaw Development
TITLE	Location & Existing Site Plan
CLIENT	Mr & Mrs R Hildart
DESIGNED BY	DATE
DRAWN BY	24.08.21
SCALE (B&A)	PROJECT NO.
NO. OF SHEETS	EGCCD-0001
DRAWING NO.	REV
SD10	P3





Revised

Google Earth

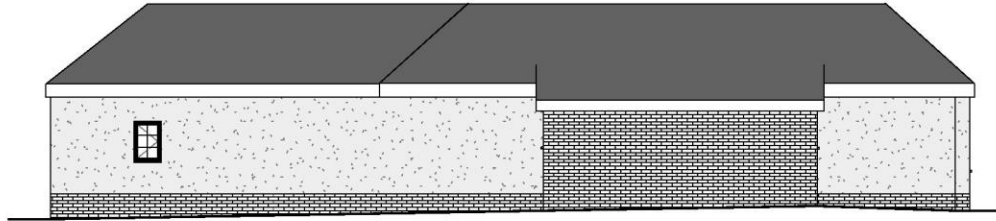
Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO



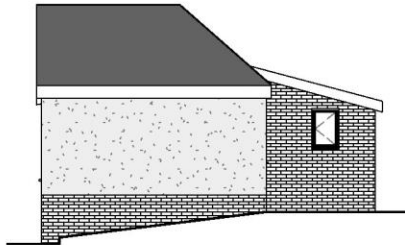
40 m



1 Existing Front Elevation
1 : 100



2 Existing Rear Elevation
1 : 100



3 Existing Right Elevation
1 : 100



4 Existing Left Elevation
1 : 100

NOTES:



DRAWING STATUS

Planning

PROJECT

3 Fernfield, Baglan - Bungalow Conversion

TITLE

Existing Elevations

CLIENT

Mr & Mrs R Hibbard

DRAWN BY

Gareth Owen

DATE

16.11.20

SCALE (@A3)

1 : 100

PROJECT NO.

GOCD RH01

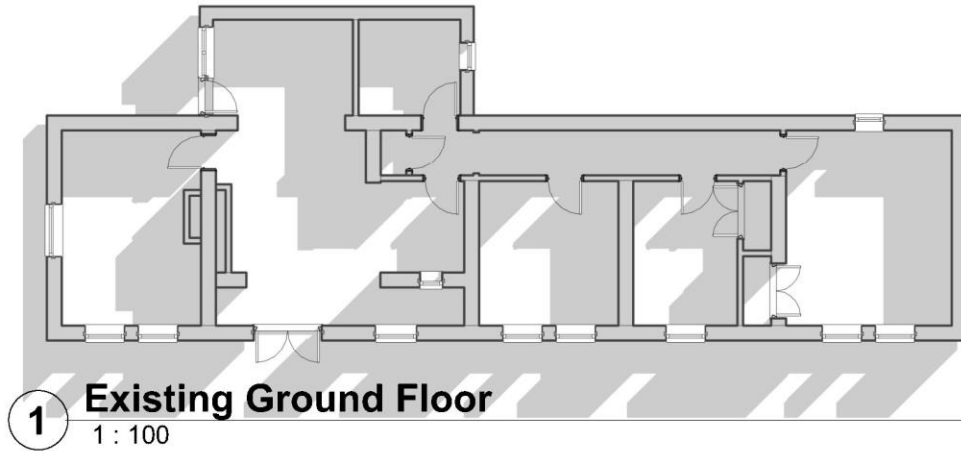
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EB002

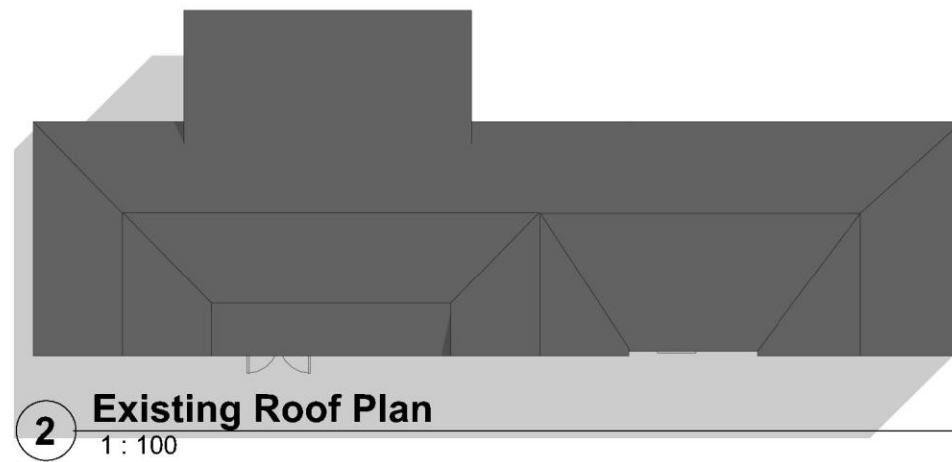
REV

P1

CONCEPT DESIGN LTD. 5 PARKWAY RD. PORT TALBOT, SA23 4PT
01253 600000 | info@conceptdesign.co.uk | www.conceptdesign.co.uk




1 Existing Ground Floor
1 : 100



2 Existing Roof Plan
1 : 100

NOTES:



CONCEPT DESIGNS

DRAWING STATUS
Planning

PROJECT
3 Fernfield, Baglan - Bungalow Conversion

TITLE
Existing Plans

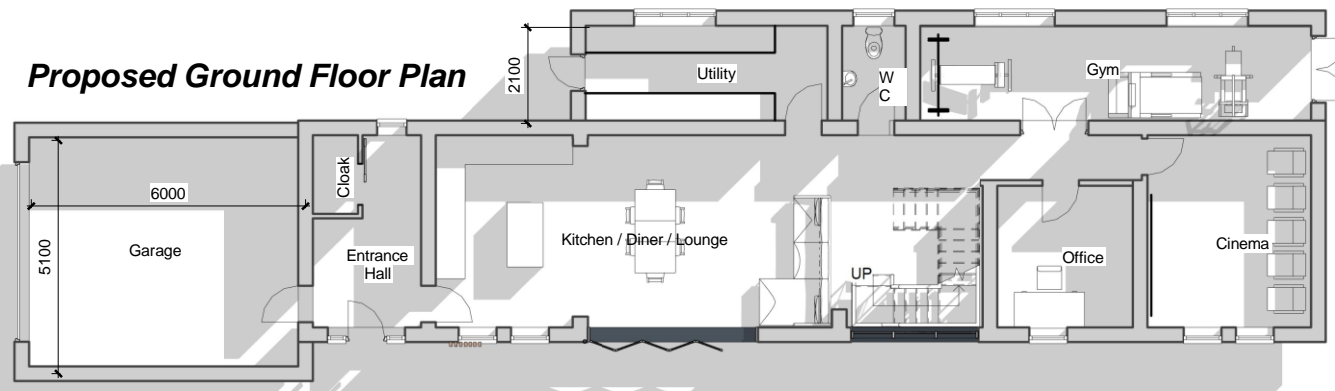
CLIENT
Mr & Mrs R Hibbard

DRAWN BY Gareth Owen	DATE 16.11.20
SCALE (@A3) 1 : 100	PROJECT NO. GOCD RH01
DRAWING NO. EB001	REV P1

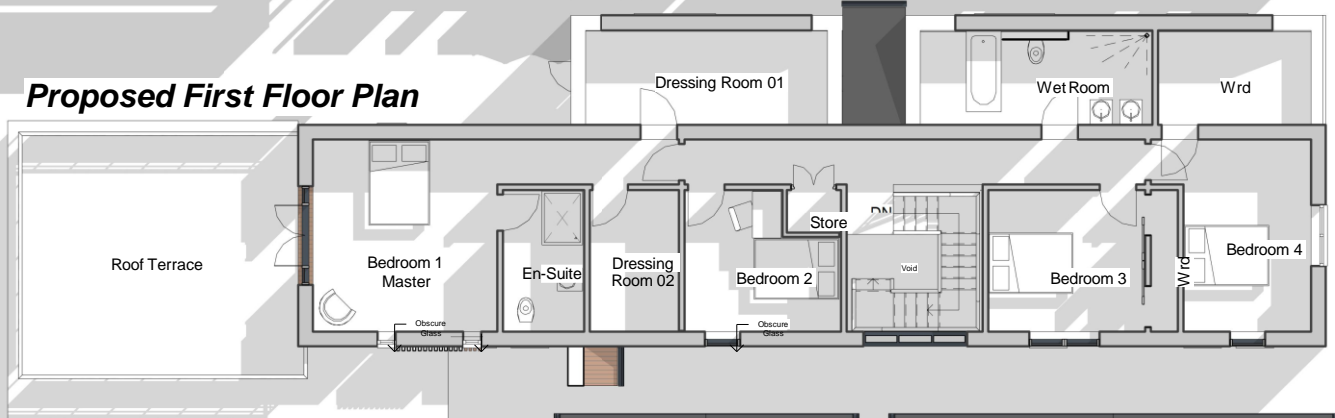
© CONCEPT DESIGNS LTD, 3 BARRACKS RD, PORT YALBOT, SA224BT
perm@conceptdesigns.co.uk info@conceptdesigns.co.uk

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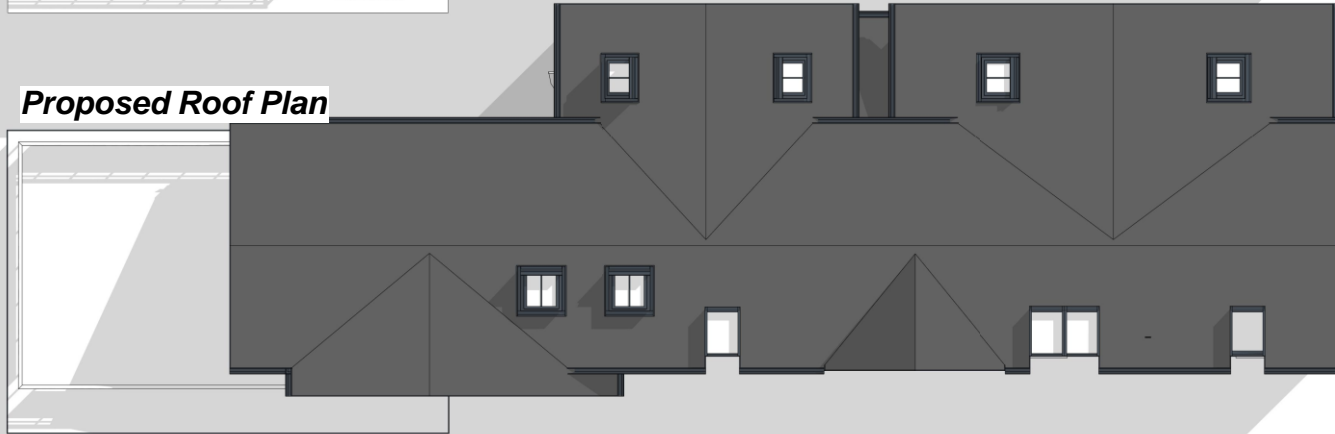
Proposed Ground Floor Plan



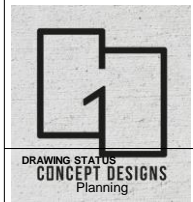
Proposed First Floor Plan



Proposed Roof Plan



Page 16



PROJECT
3 Fernfield, Baglan -
Bungalow
Conversion

TITLE
Proposed Floor Plans

CLIENT
Mr & Mrs R Hibbard

DRAWN BY
Garith Owen

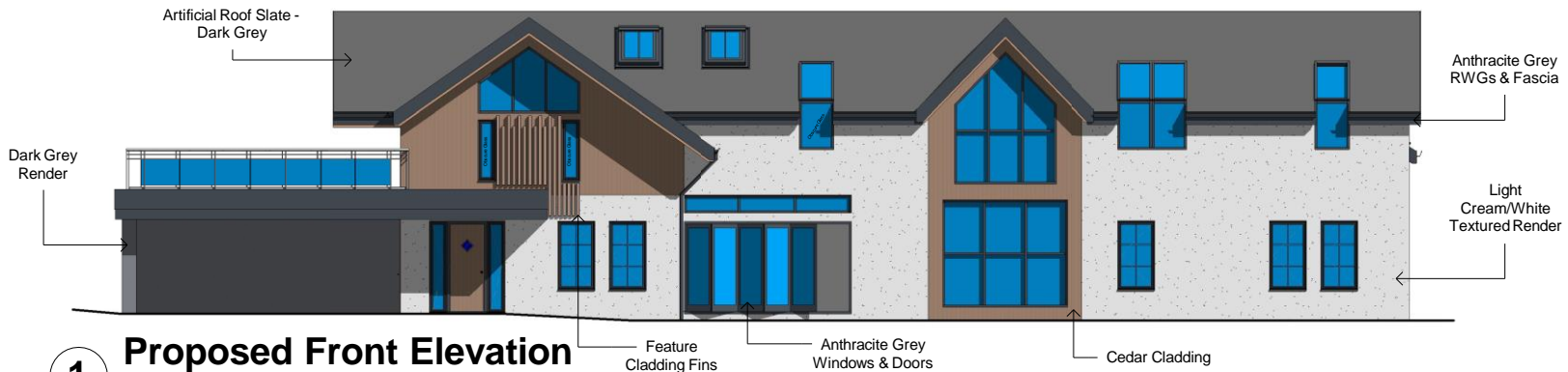
DATE
08.08.21

SCALE
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PROJECT NO.
GOCD RH01

DRAWING NO.
B001

REVISION
V P3



Proposed Front Elevation

1 : 100

1
Page 17



Proposed Rear Elevation

1 : 100



Proposed Right Elevation

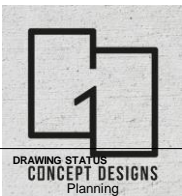
1 : 100



Proposed Left Elevation

1 : 100

NOTES:



DRAWING STATUS
CONCEPT DESIGNS
Planning

PROJECT

3 Fernfield, Baglan -
Bungalow
Conversion

TITLE

Proposed Elevations

CLIENT

Mr & Mrs R Hibbard

DRAWN BY

Garath Owen

DATE

08.08.21

SCALE

(@A3)
1 : 100

PROJECT NO.

GOCD RH01

DRAWING NO.

B002

RE

V

P2

Original Scheme

Page 18



CONCEPT DESIGNS

1

Planning

PROJECT
3 Fairfield, Gwyn - Burgess
Conversion

TITLE
Proposed Street Scene

CLIENT
Mr & Mrs R Hibbard

DESIGNED BY
David Hines

DATE
24.08.21

SCALE (B41)
1:100

PROJECT NO.
EGCCD-RHS01

DRAWING NO.
SD11


REV
P3

Revised Scheme

Page 19



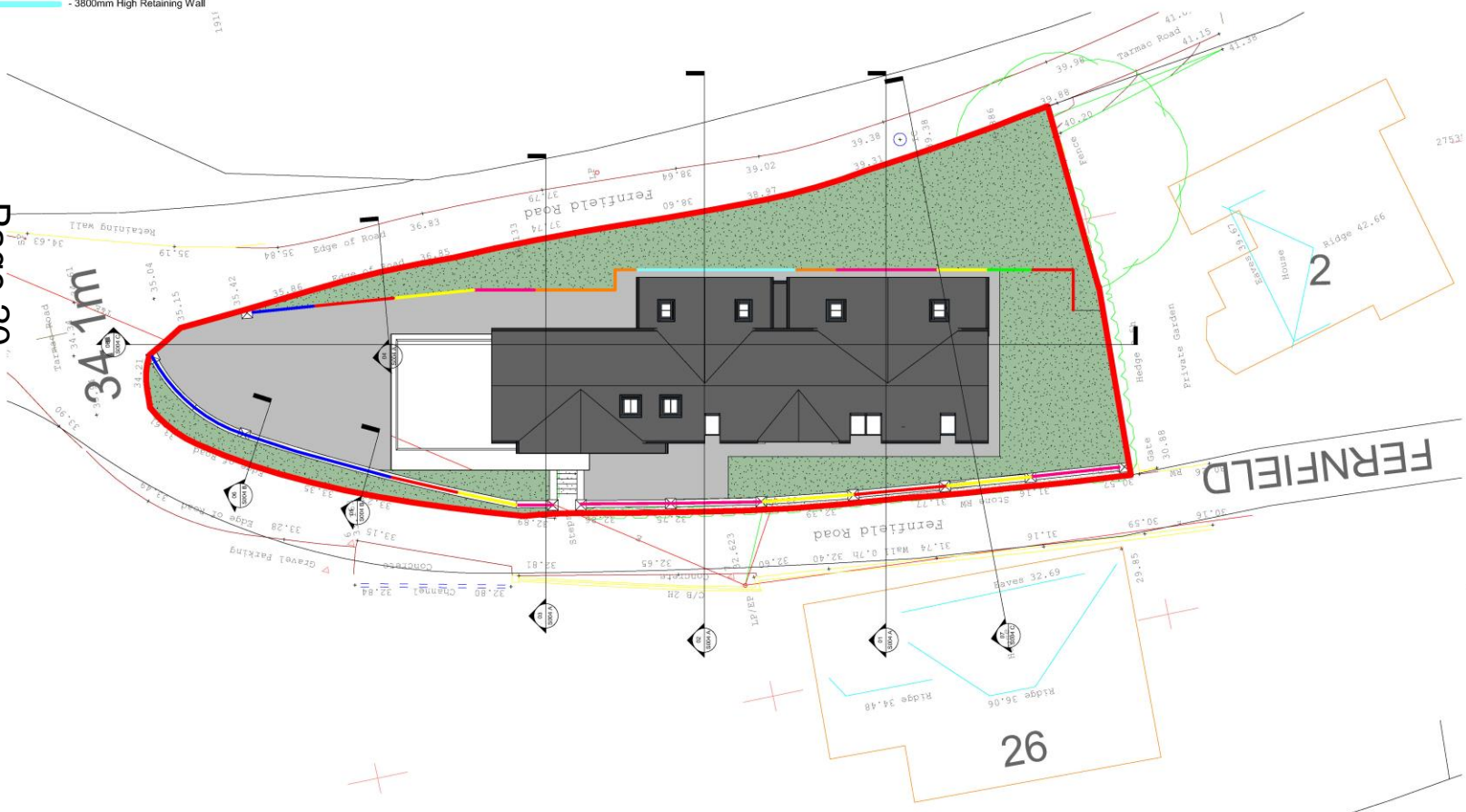
1 Proposed Street Scene
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Planning	
PROJECT	
3 Fairfield, Bagin - Bungalow Conversion	
TITLE	
Proposed Street Scene	
CLIENT	
M & Mrs R Hibbard	
DRAWN BY	
JWH	
DATE	
05.08.21	
CHECKED BY	
JWH	
SCALE (B&S)	
1 : 65	
PROJECT NO.	
6500007001	
DRAWING NO.	
S011	
REV	
P4	



- 1000mm High Retaining Wall
- 1500mm High Retaining Wall
- 1750mm High Retaining Wall
- 2000mm High Retaining Wall
- 2550mm High Retaining Wall
- 3200mm High Retaining Wall
- 3800mm High Retaining Wall

Page 20





CONCEPT DESIGNS

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PROJECT: Fernfield - Baglan - Burglars - Conversion

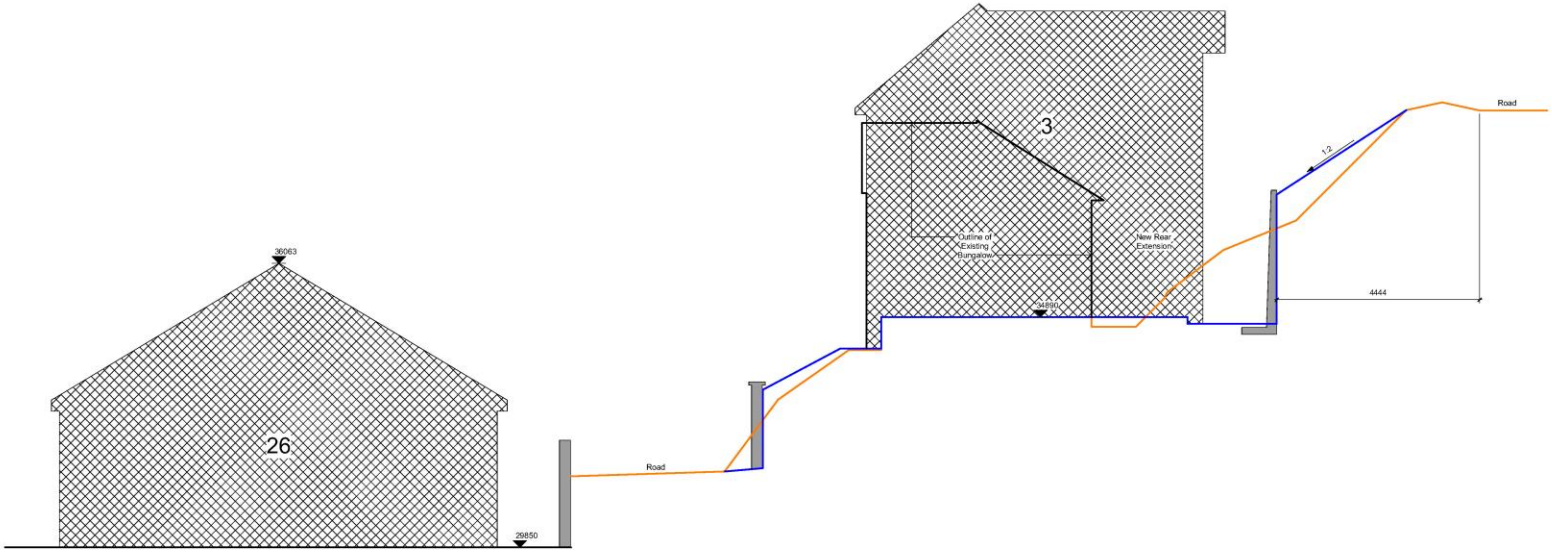
TITLE: Proposed Site Plan

CLIENT: Mr & Mrs H Hubbard

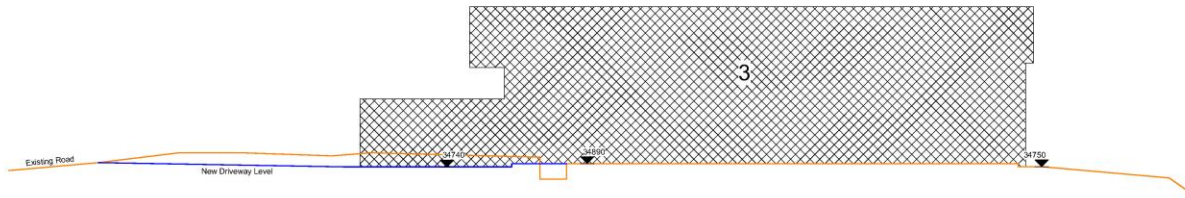
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CHECKED BY: [Name] PROJECT NO: [Number]

DRAWING NO: [Number] REV: 03



07 Section 7
1 : 50



08 Section 8
1 : 100



CONCEPT DESIGNS

DESIGNED BY: Planning

PROJECT: 3 Farmfield, Baginbun - Burginella Conversion

TITLE: Site Section 03

CLIENT: Mr & Mrs R McEneaney

DESIGNED BY: DATE: 24.08.21

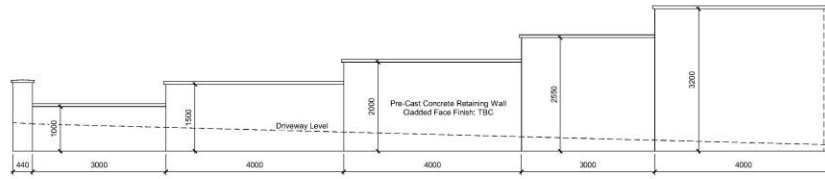
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SCALE (SHEET): PROJECT NO: 20000-0001

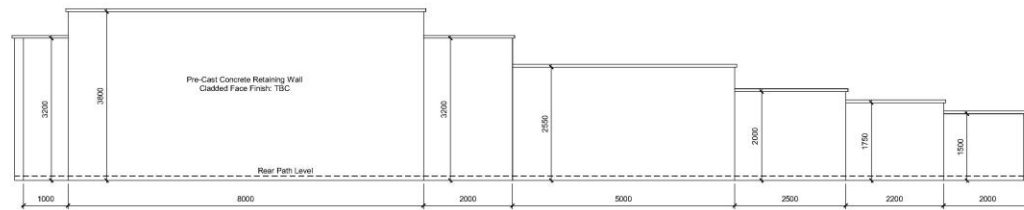
SCALE (SHEET): PROJECT NO: 20000-0001

DRAWING NO: REV: PS

2004 C

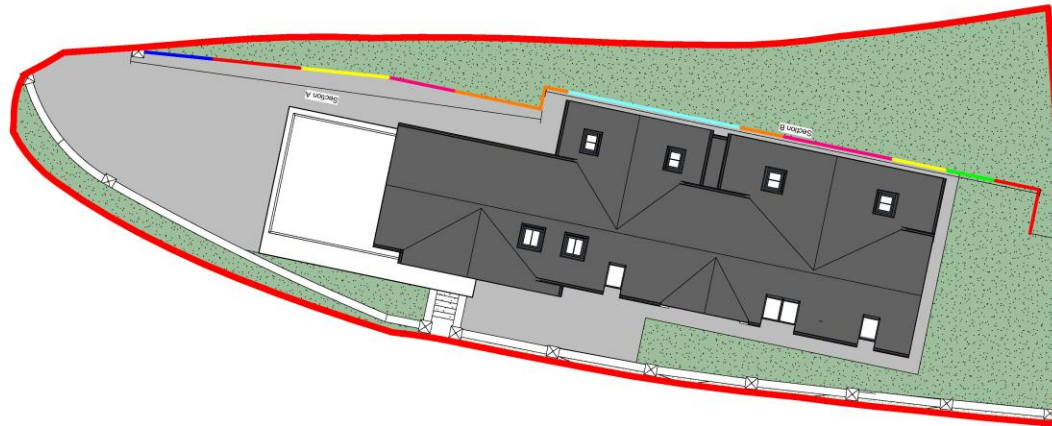


Section A



Section B

- - 1000mm High Retaining Wall
- - 1500mm High Retaining Wall
- - 1750mm High Retaining Wall
- - 2000mm High Retaining Wall
- - 2500mm High Retaining Wall
- - 3200mm High Retaining Wall
- - 3800mm High Retaining Wall





CONCEPT DESIGNS

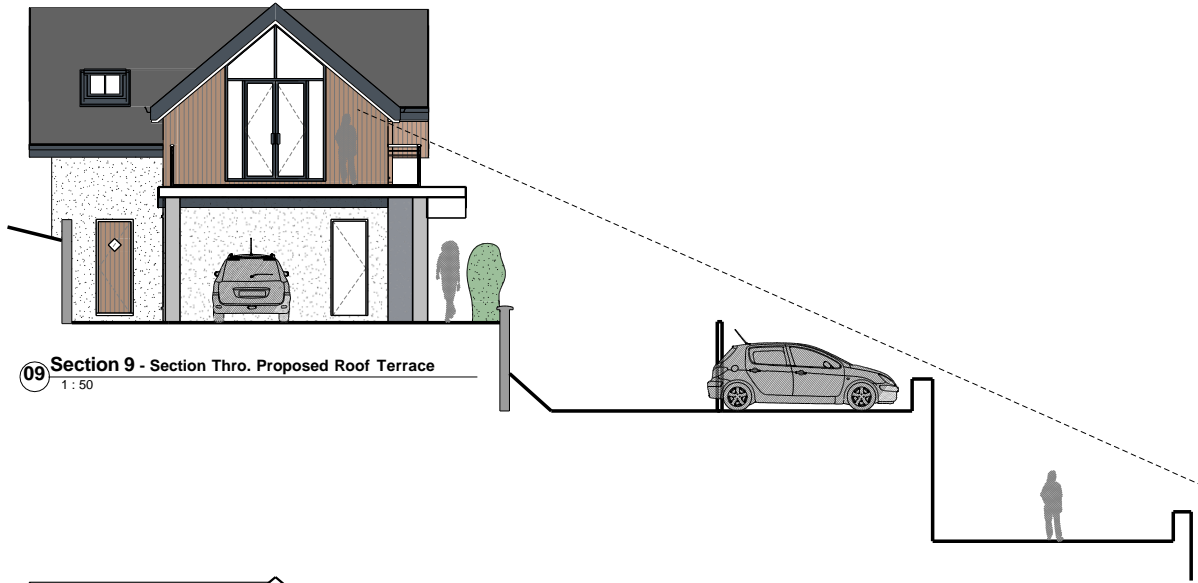
DRAWING STATUS: Planning

PROJECT: 11 Fernside, Baginbun - Burginbane Conservation

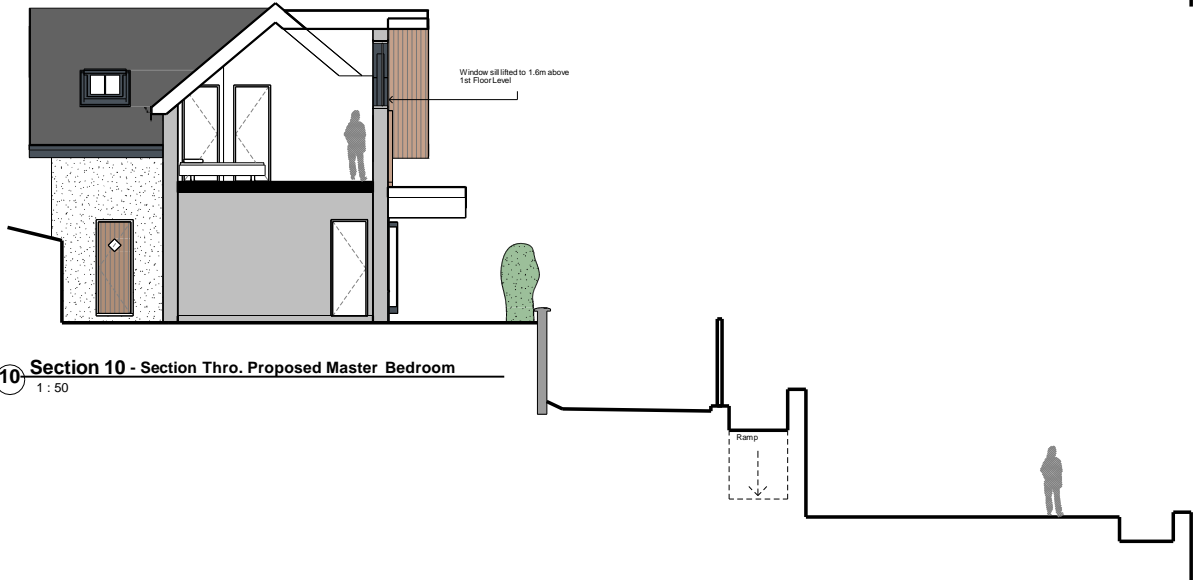
TITLE: Rear Retaining Wall Elevations

CLIENT: Mr & Mrs H Hubbard

DRAWN BY: David Hanna	DATE: 24.02.21
CHECKED BY: [Blank]	PROJECT NO: [Blank]
DRAWING NO: D012	REV: #3



09 Section 9 - Section Thro. Proposed Roof Terrace
1 : 50



10 Section 10 - Section Thro. Proposed Master Bedroom
1 : 50



CONCEPT DESIGNS

Drawing Status: Planning

PROJECT: 3 Farmfield, Baginbun - Bungaburra Conversion

TITLE: Site Sections 04

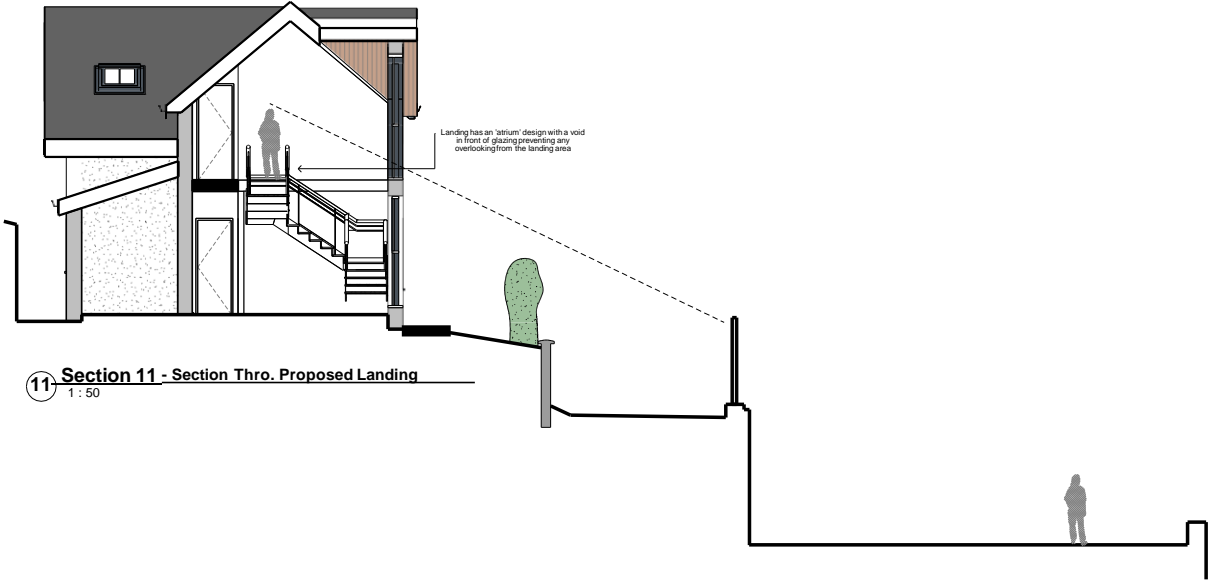
CLIENT: M & Mrs R Hibbard

DESIGN BY: GARDINER & GARDINER DATE: 08.08.21

SCALE (BRIEF): 1:50 PROJECT NO.: GDC/21/001

DRAWING NO.: 00440 REV: 01

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11 Section 11 - Section Thro. Proposed Landing
1 : 50

 CONCEPT DESIGNS	
DRAWING STATUS	
Planning	
PROJECT	
3 Fairfield, Bagin - Bungalo Conversion	
TITLE	
Site Sections 05	
CLIENT	
M & M. R. Hobson	
DRAWN BY	
J. R. S. J. S.	
DATE	
05.08.21	
SCALE (B&C)	PROJECT NO.
1 : 50	500000001
DRAWING NO.	REV
5004E	P1

07-04-2021 Sun 12:08:20

Page 25



Camera 02



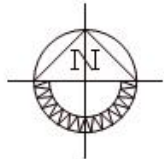




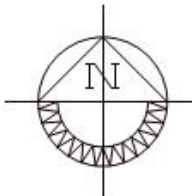





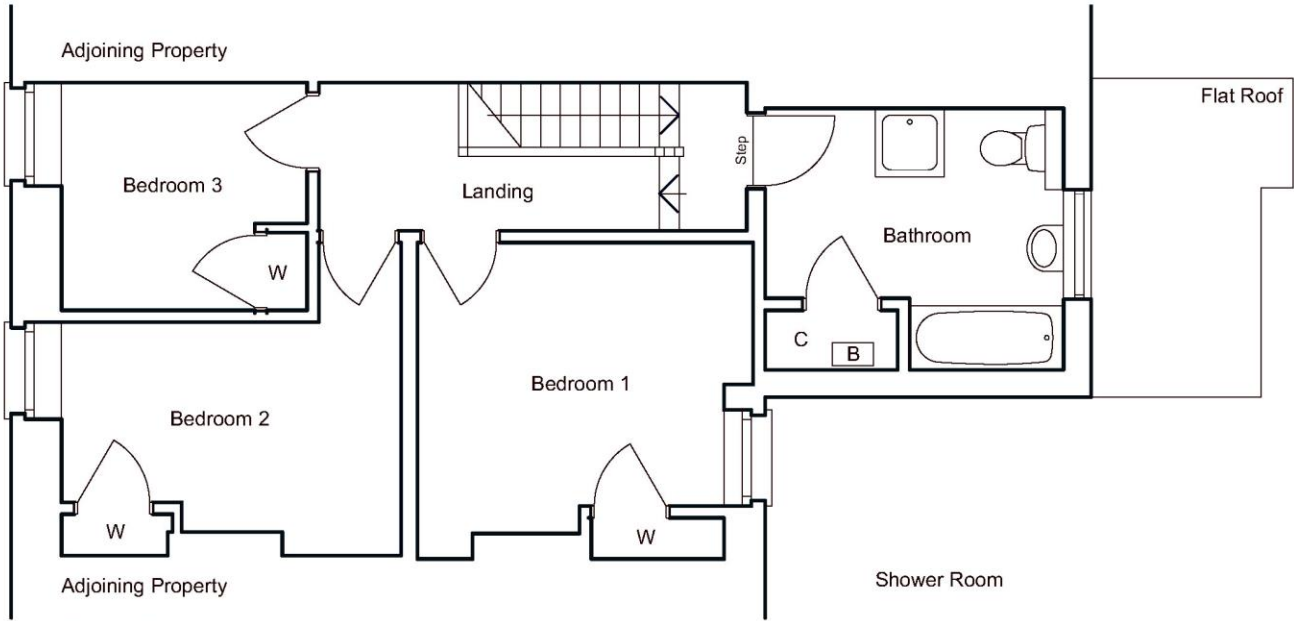
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TYPE:	Full Plans
WARD:	Aberavon



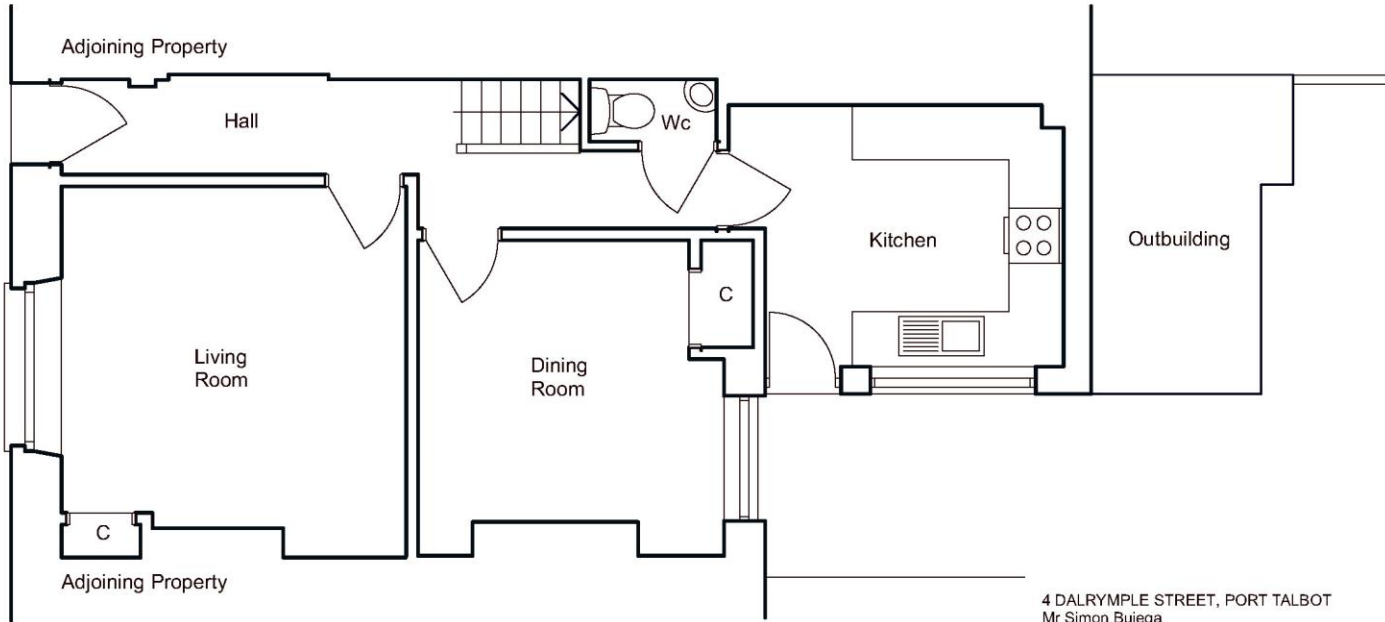
<p>4 DALRYMPLE STREET, PORT TALBOT Mr Simon Bujega</p> <p>SCHEME DESIGN: Location Plan</p>	<p>2115-01</p> <p>1:1250 @ A4</p> <p>May 2021</p> 
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<p>4 DALRYMPLE STREET, PORT TALBOT Mr Simon Bujega</p> <p>SCHEME DESIGN: Proposed Block Plan</p>	<p>2115-04</p> <p>1:500 @ A4</p> <p>May 2021</p> 
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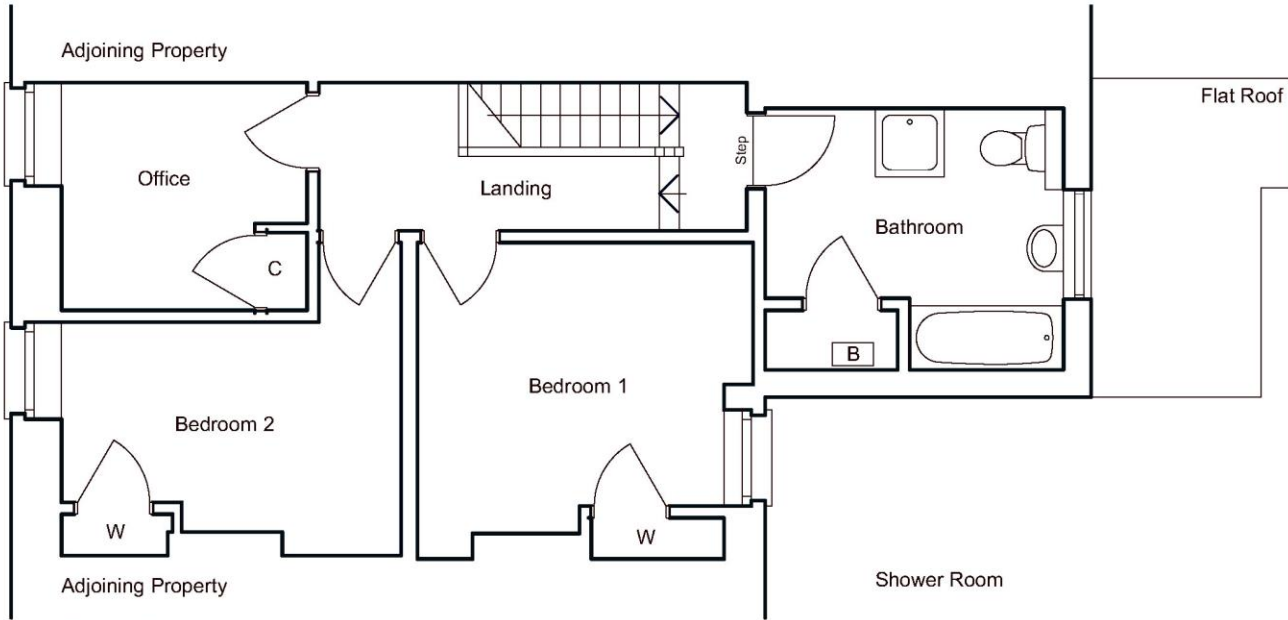


First Floor Plan

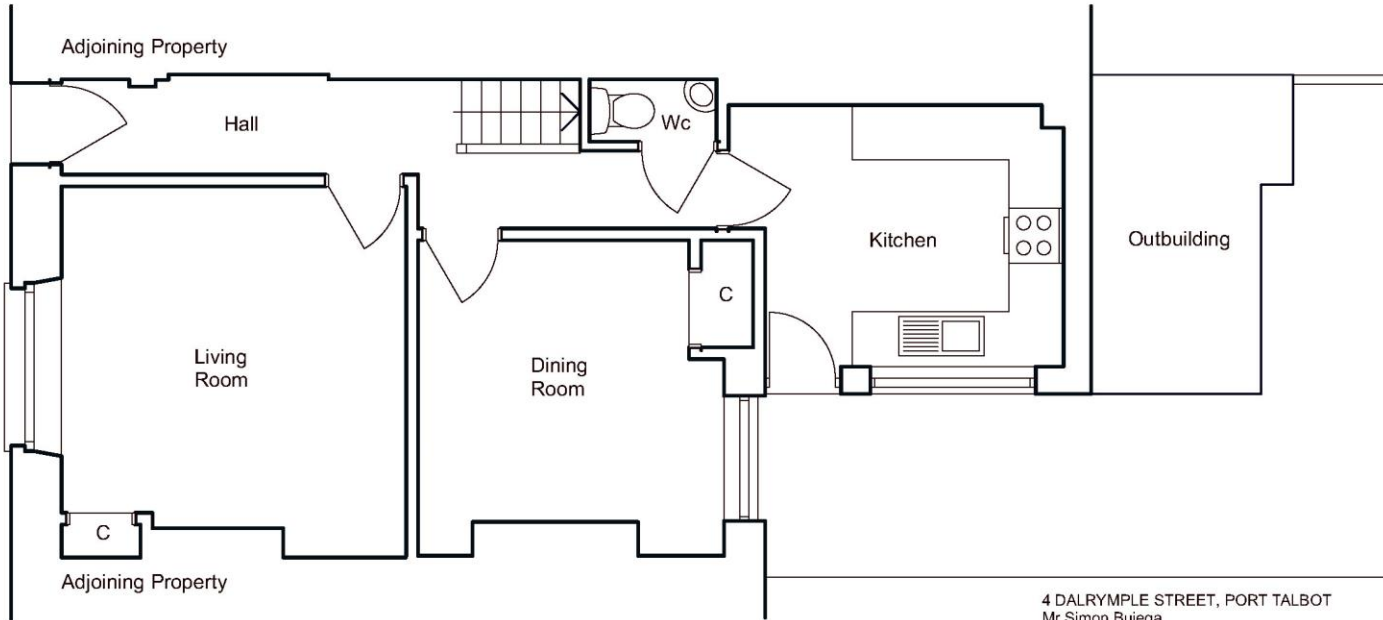


Ground Floor Plan





First Floor Plan



Ground Floor Plan





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4 Dalrymple St

Google Earth