

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

**Democratic Services
Gwasanaethau Democrataidd**

Chief Executive: K.Jones

Date: 20 May 2024

Dear Member,

PLANNING COMMITTEE - TUESDAY, 21ST MAY, 2024

Please find attached the following items for consideration at the next meeting of the **Planning Committee - Tuesday, 21st May, 2024.**

Item

- a) Amendment Sheet and Presentation (Pages 3 - 24)

Yours sincerely

Tammie Davies

p.p Chief Executive

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PLANNING COMMITTEE

21st May 2024.

AMENDMENT SHEET

AGENDA ITEM 5.

<u>APPLICATION NO:</u> P2023/0960	<u>DATE:</u> 11-01-2024
PROPOSAL:	Proposed first floor extension, single storey side extension, single storey outbuilding and retaining wall with driveway extension to front.
LOCATION:	40 Pentwyn Baglan Road
APPLICANT:	Mr Anthony Veysey
TYPE:	Householder
WARD:	Baglan

The following additional condition will be added to any permission issued;

The proposed parking area, retaining wall and 800mm high stone planting area as shown on the approved plan 20204/03, Block Plans and Section Through Site, shall be fully constructed prior to the construction of the proposed extensions hereby approved and retained as such thereafter.

Reason

In the interest of highway safety and to ensure the development complies with Policy BE1 and TR2 of the Neath Port Talbot Local Development Plan.

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Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

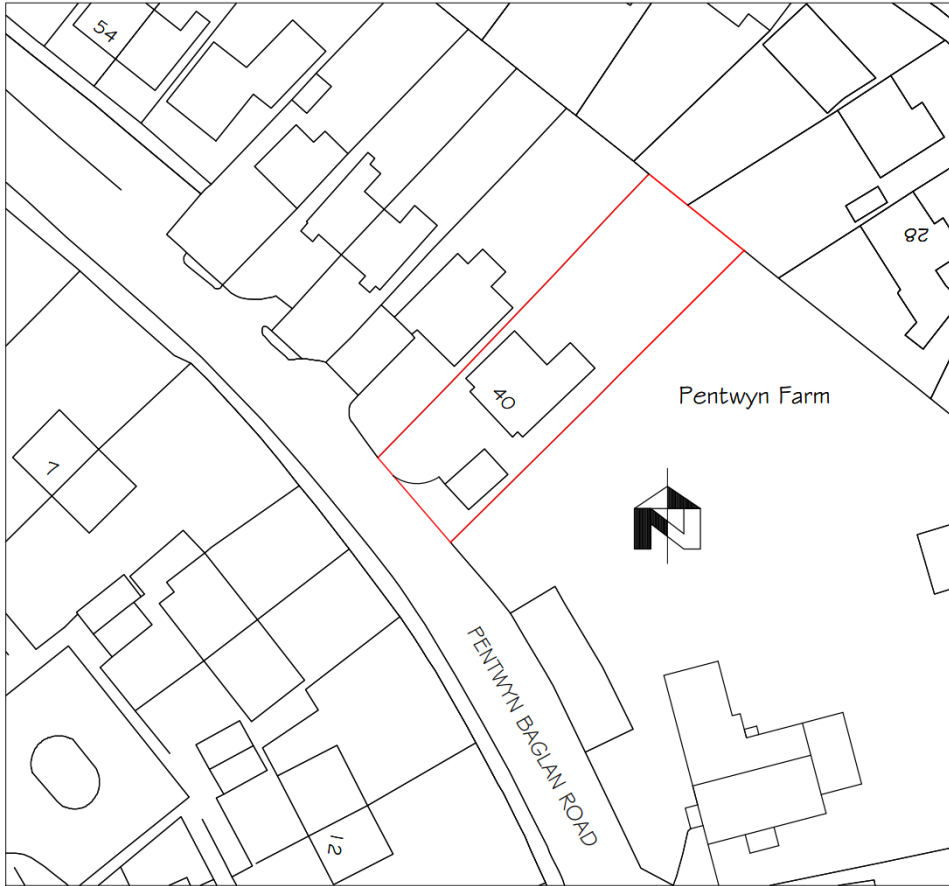
Planning Committee

(Hybrid) 21st May 2024

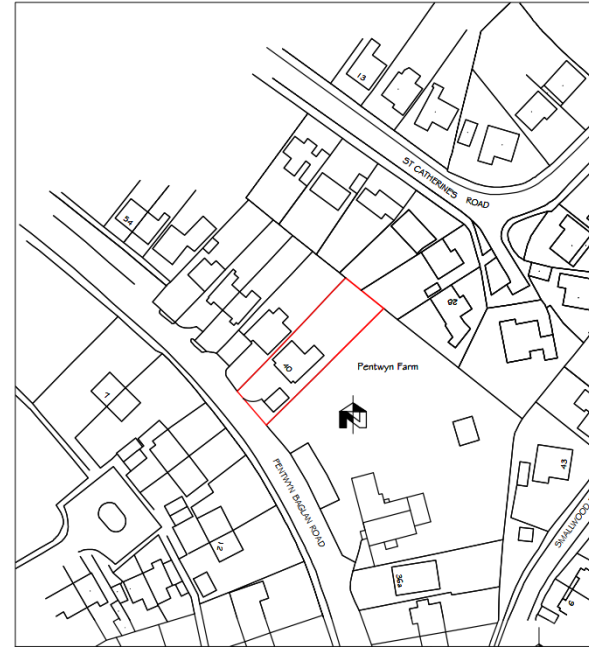
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APPLICANT:	Mr Anthony Veysey
TYPE:	Householder
WARD:	Baglan



BLOCK PLAN 1:500



LOCATION PLAN 1:1250

40 Pentwyn Baglan Rd
Baglan Port Talbot

drawing title
LOCATION PLAN
and
BLOCK PLAN

drawing No
40 PBR- 00

date scale
November 2023 noted



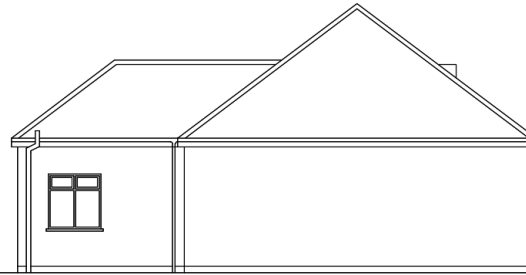








FRONT ELEVATION

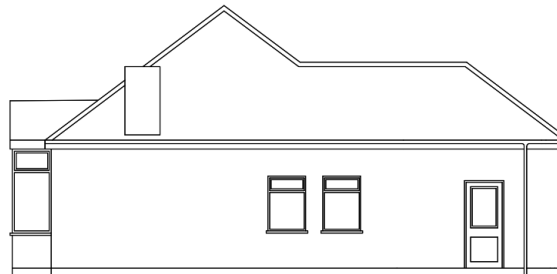


SIDE ELEVATION

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REAR ELEVATION



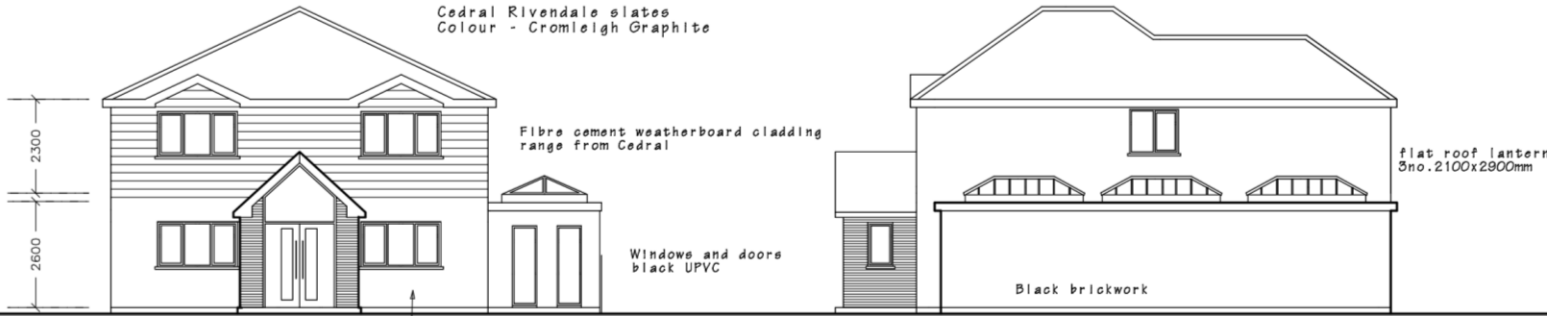
SIDE ELEVATION

PROPOSED WORK AT 40 PENTWYN BAGLAN
ROAD, BAGLAN, PORT TALBOT, SA12 8EB.
FOR Mr and Mrs Anthony Veysey.

DRAWING TITLE
EXISTING ELEVATIONS

SCALE 1" to 100' @ A3	DATE November 2023.	DRAWING No. 2023/08
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DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED.
DISCREPANCIES TO BE REPORTED IMMEDIATELY.

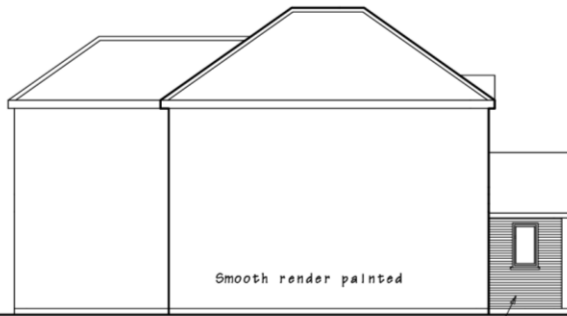


FRONT ELEVATION

Smooth render
painted

SIDE ELEVATION

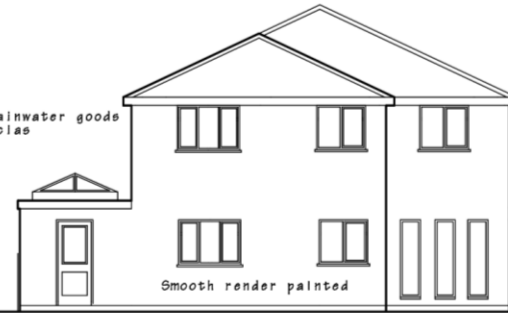
Development to provide -
National Trust WoodStone Nest Box
Product Number - NTW5



SIDE ELEVATION

Faced brickwork
Michelmersh
Synthesis 909.

Black rainwater goods
and fascias



REAR ELEVATION

PROPOSED WORK AT 40 PENTWYN BAGLAN
ROAD, BAGLAN, PORT TALBOT, SA12 8EB.
FOR Mr and Mrs Anthony Veysey.

DRAWING TITLE
PROPOSED ELEVATIONS (building regs)

NOTE
Construct base to Man Cave
ONLY

cut and fill
with hard landscaping

EXISTING SECTION

toughened glass balustrade with
faced brick retaining wall

Level 00*

Level 2100

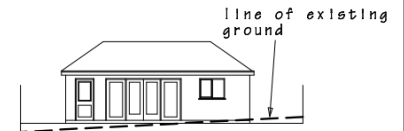
900mm retaining
wall

PROPOSED SECTION

new vehicle hardstanding to
comply with NPT planning
requirements and by use of
permeable surface laid to falls



FRONT ELEVATION



MAN CAVE
FRONT ELEVATION

cut and fill
with hard landscaping

PROPOSED WORK AT 40 PENTWYN BAGLAN
ROAD, BAGLAN, PORT TALBOT, SA12 8EB.
FOR Mr and Mrs Anthony Veysey.

DRAWING TITLE
BLOCK PLANS and SECTION THROUGH SITE

SCALE 1 to 200 @ A3	DATE April 2024.	DRAWING No. 2024/03
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DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED.
DISCREPANCIES TO BE REPORTED IMMEDIATELY.

planted
800mm high reclaimed
stonework

planting

balustrade

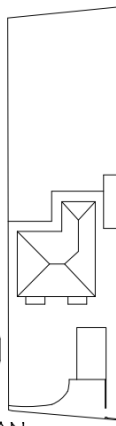
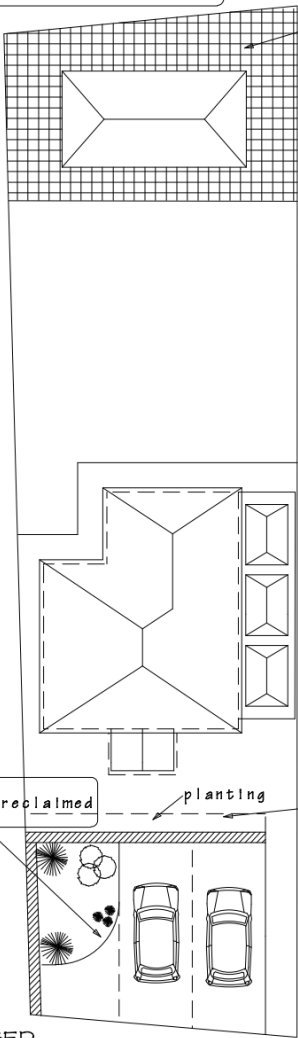
stone wall
1600mm high

existing garage
to be demolished

existing ramped
access to remain

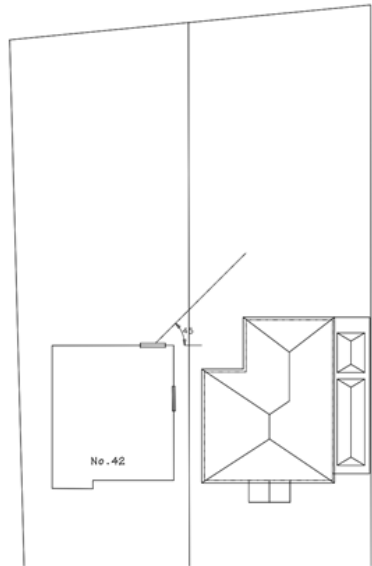
EXISTING
BLOCK PLAN
Scale 1-500

PROPOSED
BLOCK PLAN

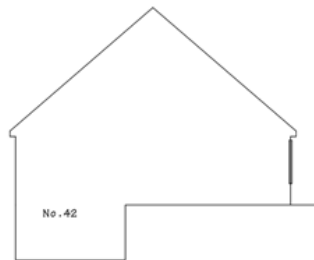








No 42



EXISTING
FRONT VIEW SHOWING No.44
Scale 1:100

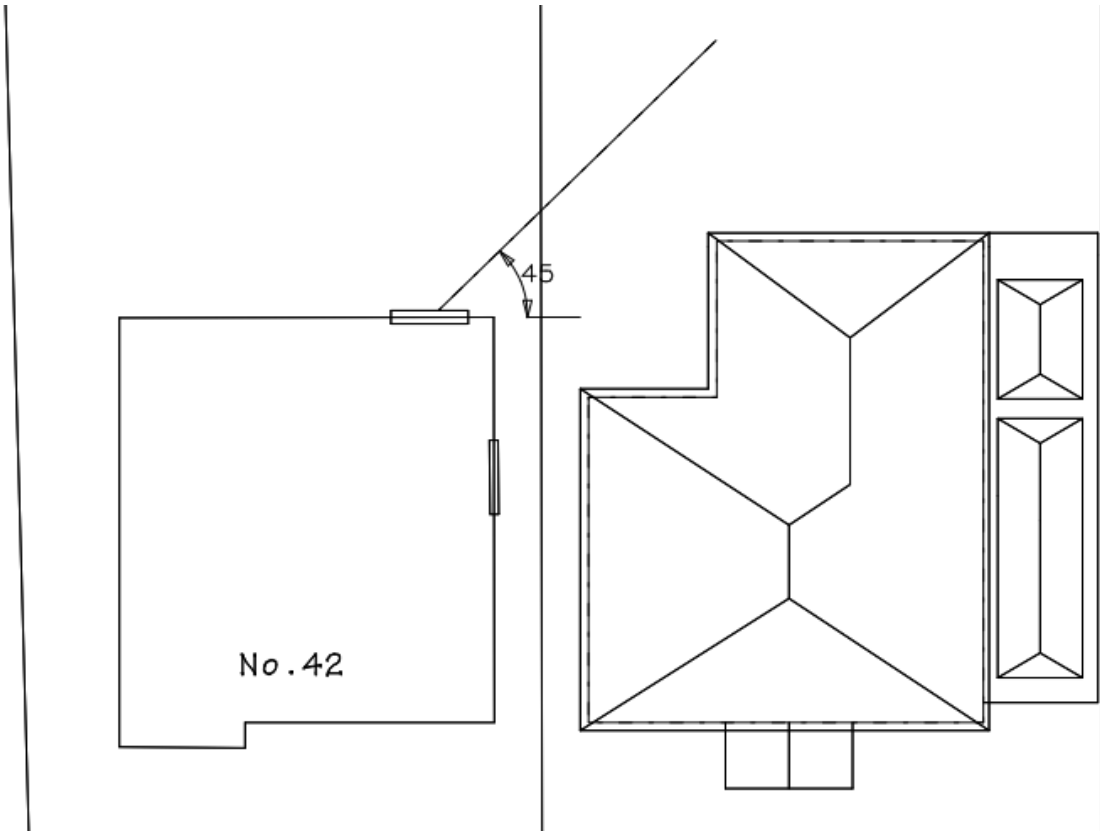
No. 40 Existing



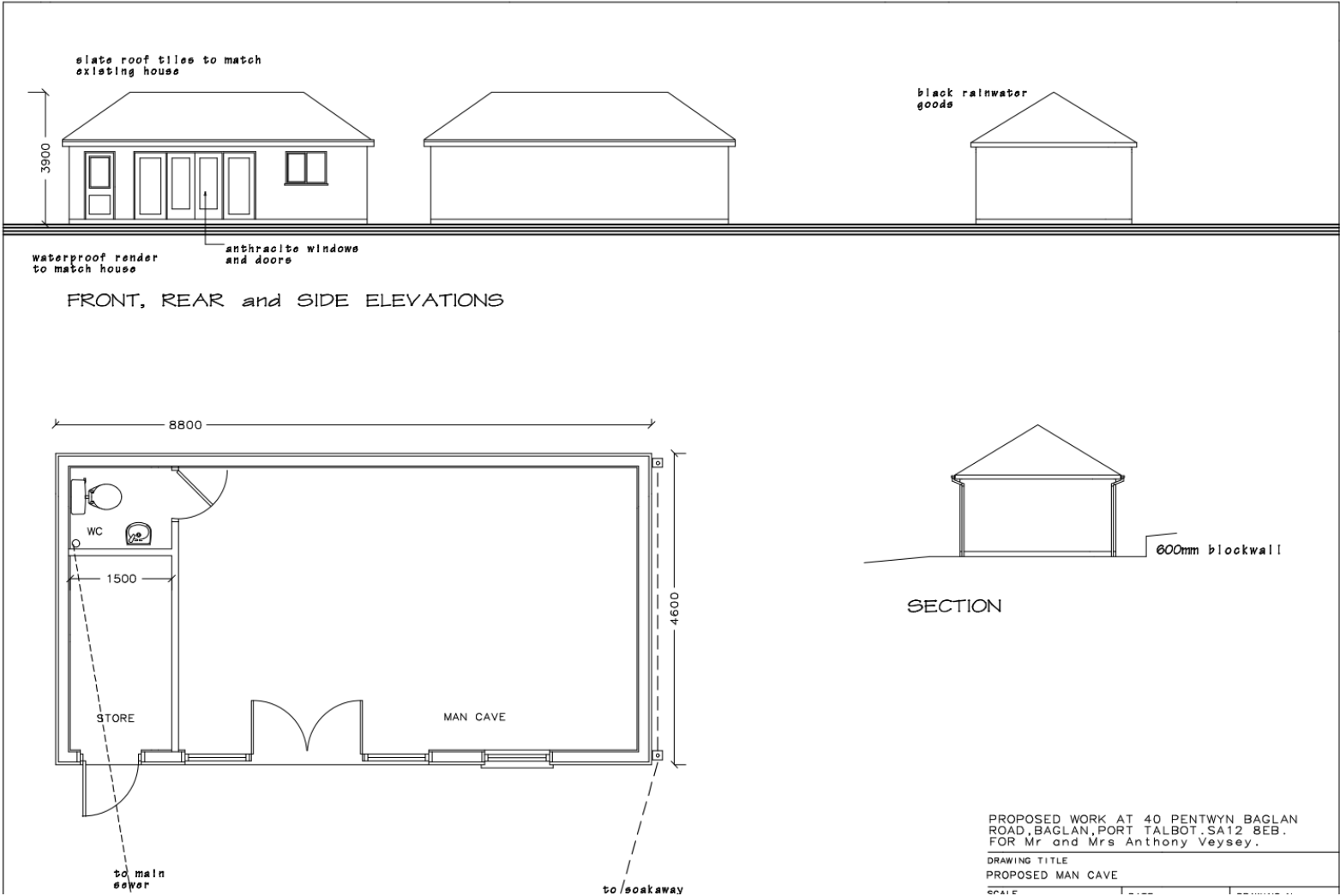
No. 40 Proposed



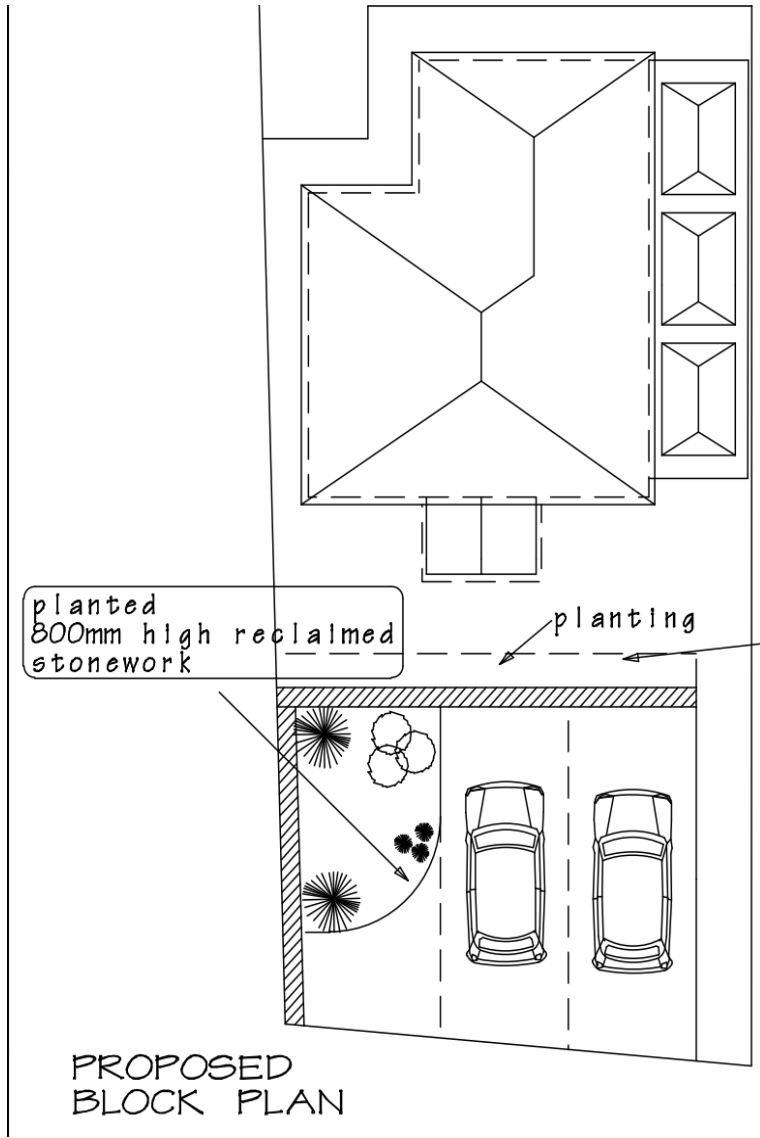
FRONT ELEVATION











PROPOSED
BLOCK PLAN



