

PLANNING COMMITTEE

10th August 2021

AMENDMENT SHEET

APPLICATION NO: P2021/0406	DATE: 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)

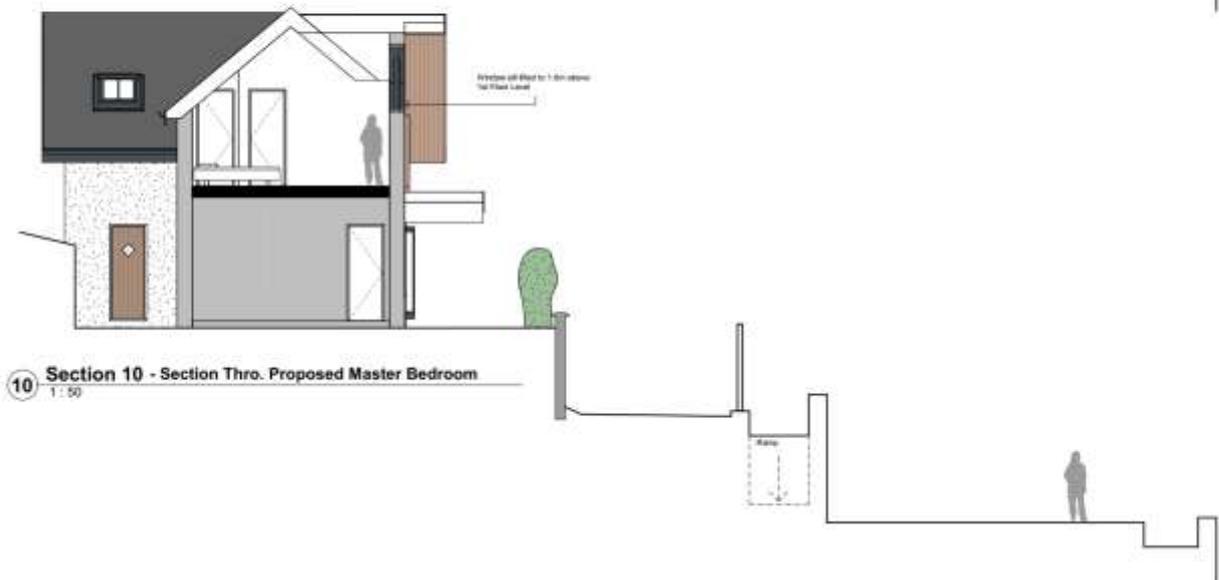
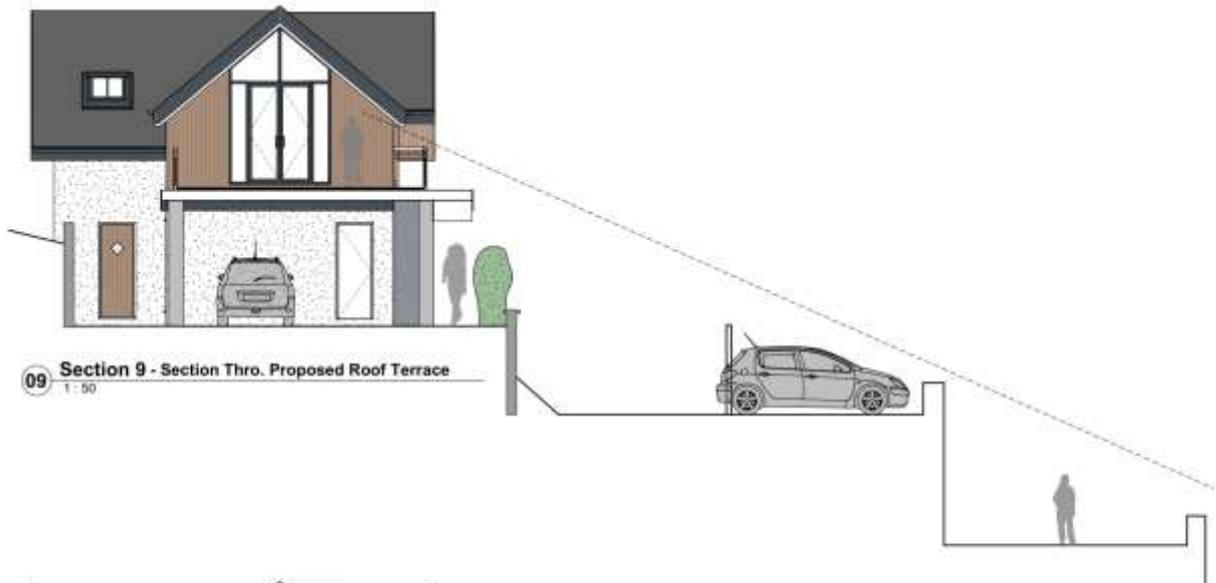


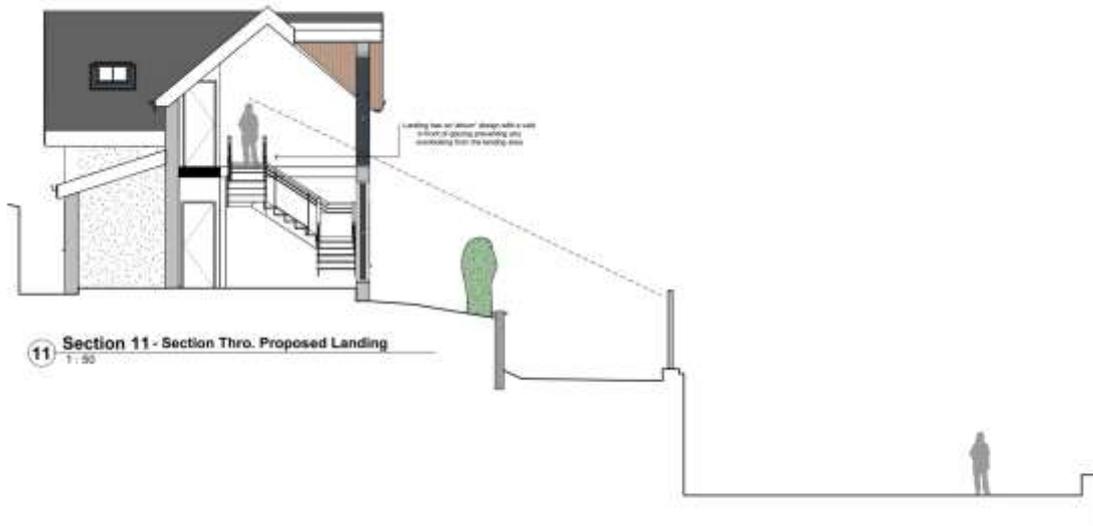
Revised CGI Image of Proposal (Not to Scale)



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 occupiers 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*'.