

## **SECTION A – MATTERS FOR DECISION**

### **Planning Applications Recommended For Approval**

<b><u>APPLICATION NO:</u> P2021/1090</b>	<b><u>DATE:</u> 14/12/2021</b>
<b>PROPOSAL:</b>	Retention of existing detached dwelling and associated access, parking, retaining structures and steps, plus proposed screening to side boundaries and raised platform
<b>LOCATION:</b>	3 Clos Dewi Sant, Bryn, SA13 2RZ
<b>APPLICANT:</b>	Mr Gary Doyle
<b>TYPE:</b>	Full
<b>WARD:</b>	Bryn & Cwmavon

### **BACKGROUND INFORMATION**

Councillor Mizen requested on 27<sup>th</sup> July 2021 that the previous planning application (P2021/0281 – now withdrawn) be determined at Planning Committee for the following reason:

*“The applicant has not adhered to the original plans and is intent on ‘moving the goalposts’ and flagrantly deviating from the original plans”.*

The Committee call-in panel agreed on 03/08/2021 that the application should be determined at Planning Committee.

In light of the above, Officers have agreed to honour the above request for this latest application.

### **SITE AND CONTEXT**

The application site is located at Number 3 (Plot 22) Clos Dewi Sant, Bryn, Port Talbot.

The application site measures approximately 0.058 hectares in area. It comprises a detached dwelling under construction with associated parking area and garden areas to the front and rear. It was originally sloping in profile from the north side up to the south side, but was re-profiled during the construction of the dwelling to leave a relatively flat parking area to the front, rising up to a flat front garden area on a level with the house, with terraced garden area to the rear.

It is bounded by Clos Dewi Sant access road to the north, residential dwellings to the east (Plot 23 – Number 4) and west (Plot 21 – Number 2), and open land to the south.

## DESCRIPTION OF DEVELOPMENT

This is full planning application for the retention of the existing detached dwelling and associated access, parking, retaining structures and steps, plus the addition of proposed screening to side boundaries and raised platform.

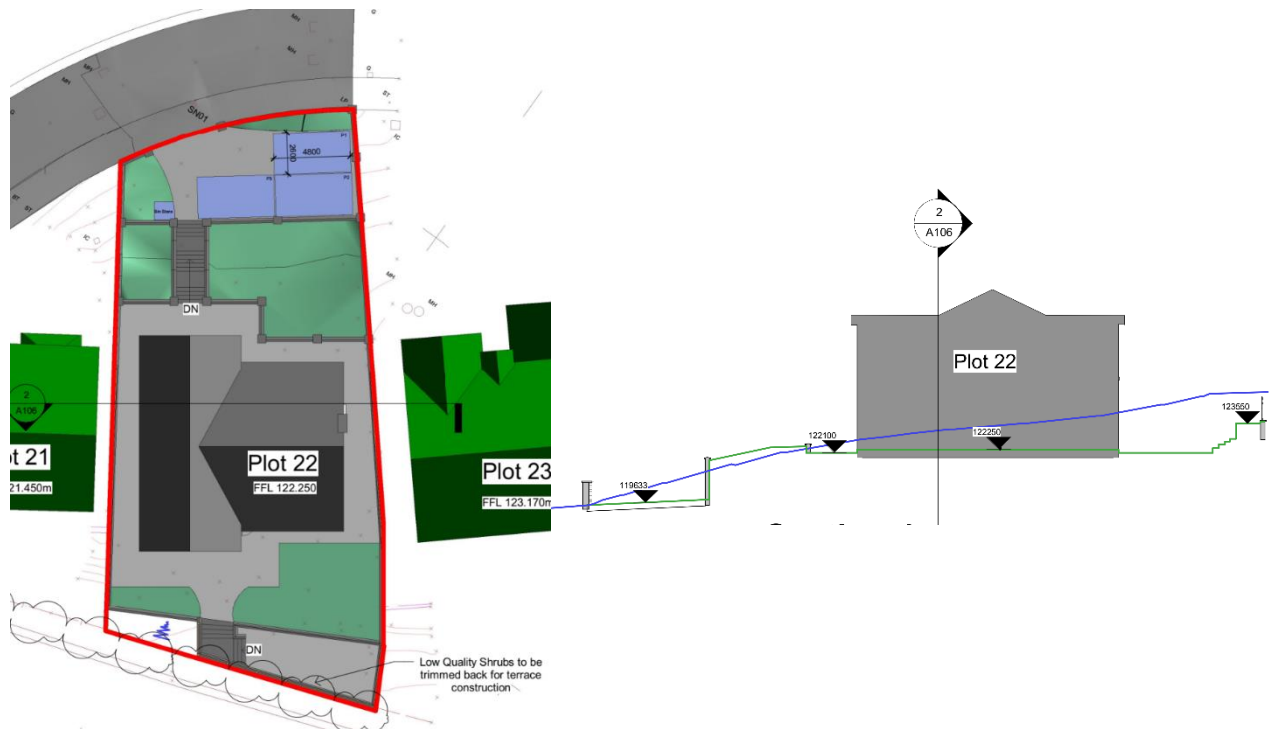
Members should note that the previous application (P2021/0281) in respect of the retention and completion of changes to the access steps and parking bay, installation of raised planters with laurel hedging and temporary timber trellis along the eastern front boundary; installation of fencing to top of front retaining wall and western boundary, plus insertion of patio doors to the first-floor front elevation with Juliet-balcony glass balustrades was withdrawn due to a technicality with the application site edged in red, which meant that they were unable to regularise via Section 73. Hence the submission of this full planning application.

Members will also note from the planning history that planning permission was refused for a detached garage to the front of the property (ref. P2020/0556) on visual amenity grounds. The applicant, however, decided to make amendments to the access steps and parking area due to ground-level issues, and the requirement to provide attenuation tanks for drainage. These amendments, which were undertaken without the benefit of planning permission, were submitted as a non-material amendment (ref. P2020/1034). However, it was determined that the changes on site were more than 'non-material', thus necessitating this submission.

It should be noted that the original scheme for the dwelling (ref. P2019/0357) had a parking area to the front of the property (with side on parking) and central steps with a lower retaining wall rising up to a higher retaining wall level with the house. The CGI image below illustrates the originally approved layout:



The original Block Plan and sections (not to scale) are shown below.



The amendments sought under this permission relate to the retention of the steps, which have been relocated from the centre of the site to the eastern boundary adjacent to Plot 23 (Number 4), the retention of the retaining wall and raised platform (amenity area) above, and changes to the front parking bay (including removal of front boundary wall).

In order to mitigate any potential overlooking upon the front window of Number 4, it is proposed to construct a raised border along the access steps and plant Laurel hedging. Furthermore, temporary trellis fencing with artificial ivy is proposed to be installed at the top of the steps to provide screening to Number 4 until such time as the Laurel hedging has grown to a sufficient height. In addition, to prevent any potential overlooking to the properties to the north, and in the interest of health and safety, additional fencing and pillars are proposed to the top of the raised platform. In respect of Number 2 to the west (Plot 21), 1.8m high fencing in-between brick pillars are proposed.

The plans below (not to scale) illustrate the amended Block Plan and revised sections, together with CGI images:







In respect of the raised patio / amenity area it should be noted that the original scheme had a front area (albeit sloping) which measured approximately 107m<sup>2</sup> (excluding the steps) in total, of which there was a flat pathway area on the 'upper' level approximately 27m<sup>2</sup>. The proposed scheme has a raised front area (as seen in the image above) which measures approximately 112m<sup>2</sup> in floor space, but by reason of being on a single level is now a much more useable amenity area than the previous scheme.

In addition to the above, it is proposed to amend the front elevation to provide patio doors at first-floor level with glass Juliet-railings (as per the elevation plan below – NTS).





All plans / documents submitted in respect of this application can be viewed on the [Council's online register](#).

### NEGOTIATIONS

Amended plans were requested from the developer under the previous application in respect of boundary treatments and finishes, in order to ensure the scheme is acceptable in terms of visual and residential amenity.

### PLANNING HISTORY

The application site has the following relevant planning history: -

P2019/0357	Detached dwelling with parking and associated works including retaining walls	Approved	11/06/19
P2019/5189	Details to be agreed in association with Conditions 4 (Construction Method Statement); 5 (External Materials) and 6 (Boundary Treatments) of Planning Permission P2019/0357 granted on 11/06/19	Approved	27/08/19
P2019/5350	Details to be agreed in association with Condition 3 (Intrusive Investigation Scheme for Coal) of	Approved	26/09/19

Planning Permission P2019/0357  
granted on 11/06/19

P2020/0556 Detached Double Garage and Associated Access Steps Refused 08/09/20

Refused on the following grounds:-

1. The proposed development, by virtue of its size and siting to the front of the associated dwelling and adjacent to the highway/footpath would result in the introduction of an incongruous addition to the street-scene, to the detriment of the character and appearance of the surrounding area. Furthermore, the addition of a terrace/garden area on the roof of the garage would result in the introduction of a flat and elevated seating area to the front of the dwelling, with the potential for associated paraphernalia such as tables, chairs, umbrellas etc., which would also have a detrimental impact upon the visual amenity of the street-scene. As such, the proposal would be contrary to Policy BE1 of the Neath Port Talbot Local Development Plan and the Design SPG.

2. The construction of the proposed garage with associated roof-terrace/garden area above would result in the create a flat seating area to the front of the dwelling, which would result in unacceptable overlooking into the private amenity space of the properties below to the north, which are located off Owen Jones Way, as it would decrease the separation distance between them. Furthermore, it would result in unacceptable overlooking into the properties either side (Plot 21 and 23) from the elevated seating area which would encourage siting for prolonged periods compared to the previously approved scheme, to the detriment of their residential amenity. As such, the proposal is contrary to Policy BE1 of the Neath Port Talbot Local Development Plan and the Design SPG

P2020/1034 Non-Material Amendment to Planning Application P2019/0357 in respect of the re-positioning of the access steps to the Eastern boundary Refused 02/12/20

P2021/0281 Section 73 application for the variation of condition 2 (list of approved plans) of planning application P2019/0357 granted on 11/06/2019 in respect of the retention and completion of Withdrawn 29/10/21

changes to the access steps and parking bay; installation of raised planters with laurel hedging and temporary timber trellis along the eastern front boundary; installation of fencing to top of front retaining wall and western boundary, plus insertion of patio doors to the first-floor front elevation with Juliet-balcony glass balustrades

## CONSULTATIONS

**Building Regulations Section:** No objection.

**Coal Authority:** No objection.

**CADW:** No reply, therefore no observations to make.

**Natural Resources Wales:** No objection.

## REPRESENTATIONS

The neighbouring properties were consulted on 21/11/2021 with a site notice also displayed on 02/11/2021.

In response, to date, 2 no. representations have been received, with the issues raised summarised as follows: -

- Concerns that the issues highlighted relating to the boundary wall levels to Number 4 is irrelevant. A retaining wall would have been required for the original parking area and does not justify the provision of steps.
- Concerns regarding direct overlooking into Number 4 from people ascending the steps.
- Concerns that the steps were built without any discussion with Plot 23 (Number 4), and by turning the steps 90° half-way up and increasing the height of the boundary wall privacy could be restored.
- Concerns regarding the implementation of Laurel hedging as it would not improve the aesthetics of the area, makes the street anti-social and isolates the upper section of the street, plus has maintenance and potential future enforcement issues if not maintained at the correct height.
- Concerns regarding the 100m<sup>2</sup> front patio area which is being used for parties and associated noise, and has associated paraphernalia – one of the reasons the roof-terrace on the garage was refused.
- There should be a consistent approach from the council on the development as a whole and for the council to realise the impact this is having on other residents in their jurisdiction, and in accordance with the Council's Constitution.



- Previous applications regarding the new location of the steps have already been refused.

## REPORT

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

National Planning Policy:

[Planning Policy Wales](#) (Edition 11) was revised and restructured in February 2021 to coincide with publication of, and take into account the policies, themes and approaches set out in, [Future Wales - the National Plan 2040](#) and to deliver the vision for Wales that is set out therein.

Future Wales now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

PPW11 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision making process.

PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- Technical Advice Note 12: Design

## Local Planning Policies

The Local Development Plan for the area comprises the [Neath Port Talbot Local Development Plan](#) which was adopted in January 2016, and within which the following policies are of relevance:

### Topic Based Policies:

- Policy SC1 Settlement limits
- Policy TR2 Design and Access of New Development
- Policy BE1 Design

### *Supplementary Planning Guidance:*

The following SPG is of relevance to this application: -

- [Parking Standards](#) (October 2016)
- [Design](#) (July 2017)

## Issues

Having regard to the above, the main issues to consider in this application relate to whether there has been a material change in circumstances with regards to the principle of development at this site, together with the impact of the proposal upon visual and residential amenity, and also highway and pedestrian safety.

## Principle of Development

As the application site is still located within the settlement limits defined by Policy SC1 of the adopted Neath Port Talbot Local Development Plan (LDP), the principle of the development at this location is generally acceptable, provided there are no overriding highway, amenity or environmental objections.

## Impact on Visual Amenity

It is noted that the retaining wall at the back of the parking area is in predominantly the same location as that on the original scheme. However, that was intended to be lower than the wall which has been constructed (approximately 2.35m high in the centre on the previous scheme, compared to 2.62m as built). In addition, the land behind the wall was intended to be graded up to a smaller wall, whereas the 'as built' scheme provides a level platform from the level of house, which is intended to be used as a front patio area. It is also noted that the steps have been re-located from the centre of the site to the eastern boundary. In order to provide screening to the neighbouring property (Number 4) however, a raised border will be constructed to plant Laurel hedging.

Whilst the retaining wall that has been built is higher than that approved in the same location, provided it is rendered to match the main dwelling, it is considered that its retention would not have an adverse impact over and above

the previously approved scheme to an unacceptable degree. Furthermore, it is considered that the re-location of the steps and planting proposed would not have an unacceptable impact in terms of visual amenity, as it would provide a 'softer' boundary treatment than that of a wall or fence (which could potentially be constructed under 'Permitted Development' up to 2m in height over 1m away from the highway).

The changes to the levels have facilitated the use of this frontage area as a raised amenity area, and in this regard Members may recall that application ref. P2020/0556 (which was brought before Planning Committee on 8<sup>th</sup> September 2020) previously proposed a large front garage which also facilitated such an amenity area. That application was refused partially on the grounds that "*the addition of a roof-terrace/garden area above the garage would result in the introduction of a seating area to the front of the dwelling, with the potential for associated paraphernalia such as tables, chairs, umbrellas etc. (which cannot be controlled by condition), which would also have a further detrimental impact upon the visual amenity of the street-scene*".

The depth of the raised area of this proposal will clearly facilitate such an amenity use. However, it is considered to be materially different to the earlier (refused) garage proposal insofar as that scheme extended much closer to the highway with significantly greater visual impact as a consequence. Accordingly, while the siting of domestic paraphernalia on the area could still be visible from the public highway, it is considered that any such impacts would be less significant than the earlier proposal (given its lesser depth and modern enclosure), and not to the extent that they would justify refusal of the scheme on such visual amenity grounds.

Turning to the boundary treatments proposed on top of the platform and to the side boundary with Number 2, it should be noted that other less modern boundary enclosures proposed at earlier stages of the discussions with the agent would not have been acceptable. However, the scheme as submitted includes the use of modern fencing panels, which are considered acceptable visually as they would reflect the modern design and appearance of the host property.

Turning to the changes to the front elevation, it is considered that the retention of the patio-doors to first-floor level with glass railings would be in-keeping with the modern appearance of the dwelling, and would not detract from the character and appearance of the surrounding area or street-scene.

In light of the above, it is therefore considered that the overall proposal would not have an unacceptable impact upon the character and appearance of the surrounding area or street-scene, and refusal of the application on visual amenity grounds would be unlikely to be justified at appeal stage.

## Impact on Residential Amenity

In respect of potential overlooking, it is noted that the use of the raised platform area as a front patio/garden has the potential to create overlooking issues to the neighbouring properties.

In respect of the properties to the north, it is again note that the earlier (garage) refusal raised objection to the impact on those properties which are located off Owen Jones Way, as it would decrease the separation distance between them. However, this proposal is materially different in terms of the extent of its projection, and as there would be a separation distance in excess of 12m from the edge of the new wall, together with the boundary treatments proposed on top of the wall, it is considered that this would be sufficient to ensure that there would be no unacceptable overlooking.

Turning to the properties to the side (specifically Plot 21 – Number 2), it is noted that the use of the front patio area does have the potential to create overlooking into the bay window to the front this property. However, the 1.8m high boundary treatments proposed along part of this boundary will ensure there is no unacceptable overlooking issues into this property.

Turning to Number 4 (Plot 23) on the western side, it is noted that there is also potential for overlooking from the use of the patio area and when ascending the steps. Nevertheless, it is considered that the proposed scheme would ensure that any potential views into Number 4 (once the hedging is established) are restricted to a sufficient level to protect the amenity of the occupiers of this dwelling and there would only be a small degree of overlooking when ascending the steps, which is not considered unacceptable given there are already views into Number 4 from the pavement outside. It is also considered that the temporary trellis would provide sufficient screening for the landing area at the top of the steps to prevent any unacceptable overlooking issues and, once the hedging is established, would be a more visually acceptable method of screening than a close-boarded fence or wall (which could potentially be constructed under 'Permitted Development'). Conditions are attached to address such screening.

In respect of the changes to the front elevation, as the patio doors open inwards and the balcony is a glass railing, it is considered that its retention would not create any unacceptable overlooking issues over and above the originally approved scheme.

With regards to potential overbearing and overshadowing, due to height of the platform and steps relative to the neighbouring properties, it is considered that these elements would not create any unacceptable issues beyond the earlier approval. Turning to the proposed screening on the boundaries, given the relative height and potential for boundary treatments that could potentially be erected under 'Permitted Development' (which is the applicants 'fall back position' unless such rights were removed by condition), it is also considered that these would not create any unacceptable issues in these regards. Finally,

in respect of the changes to the front elevation, it is also considered that these would not create any unacceptable overbearing or overshadowing issues.

### Parking and Access Requirements and Impact on Highway Safety

It is noted that the amended scheme under consideration would retain parking for three vehicles to the front. As this has previously been assessed by the Head of Engineering and Transport (Highways Section) who offered no objection to the development, subject to a condition in respect of extension the pedestrian vehicle cross-over, it is therefore considered that would be no detrimental impact upon highway or pedestrian safety.

### Coal Mining Legacy

It is noted that the site located within a High Risk Area. However, as the site investigation approved under application P2019/5350 required no further remedial works on site, and the Coal Authority offer no objection, it is therefore considered that the proposal would be acceptable in terms of coal mining legacy.

### Other Matters

As identified earlier in this report, a number of objections were received in response following the publicity exercise. In response to the main issues raised which have not been addressed elsewhere in this report, the following comments are made:

- In respect of the concerns relating to the boundary wall owned by Number 4 and ground-level these are noted. However, this alone would not be a reason to refuse the application or require the steps to be removed in their entirety.
- Turning to the submission that the steps were built without any discussion with Plot 23 (Number 4), and by turning the steps 90° half-way up and increasing the height of the boundary wall privacy could be restored these are noted. However, the application must be considered on the basis of the submitted plans on its individual merits.
- With regards to the concerns regarding the Laurel hedging, it should be noted that planting does not normally require planning permission and, in theory, landscaping could be planted around the front perimeter without consent. As such, this would not be a reason to refuse the application, and an appeal could not be substantiated on these grounds. With regards to the height, it should be noted that the landscaping submitted as part of this application forms part of a mitigation scheme however, it will be conditioned to be provided and maintained to a minimum height of 1.8m and maximum of 2m. If the hedging does extend beyond this height it can be investigated by the Enforcement Section as a potential Breach of Condition. As it can be adequately controlled via planning conditions it would not, therefore, be a reason to refuse the application. In respect of future maintenance of the hedging, this would be a civil matter between the relevant parties concerned



and would also be covered by The Party Wall etc. Act 1996, which is separation legislation from Planning.

- In respect of the concerns regarding the use of the front patio area, it should be noted that the use would be ancillary to and in association with the residential use. Although it is acknowledged that the area is larger than that under the originally approved scheme, in theory they occupied could have used the front area for parties etc. If there are unacceptable noise issues associated with such use, it would be a matter for the Environmental Health Section to investigate accordingly.
- Turning to the comment that there should be a consistent approach on the development as a whole, it should be noted that the wider development at Owen Jones Way/Clos Dewi Sant comprises self-built detached properties of varying sizes, designs and finishes. As such, there is no 'uniform appearance' within the street-scene and each application would be considered on its individual merits. Given what has been approved and/or constructed already, it is considered that refusal of the application could not be sustained on visual amenity or residential amenity grounds.
- Finally, in respect of the comments that the steps have already been refused, it should be noted from the planning history that a Non-Material Amendment Application (Ref. P2020/1034) was refused because the changes sought were not deemed 'non-material' (i.e. they were material). This does not mean that their location was unacceptable. The impacts have been assessed above and found to be acceptable subject to conditions.

## CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the amended development now proposed would not have a detrimental impact upon residential amenity or upon the character and appearance of the surrounding area, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policies SC1, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040 and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

RECOMMENDATION : Approve subject to Conditions

Conditions:-

List of Approved Plans

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

Dwg. No. A103 Rev PN01.  
Dwg. No. A104 Rev PN01.  
Dwg. No. A105 Rev PN01.  
Dwg. No. A110 Rev PN01.  
Dwg. No. A100 Rev PN01.  
Dwg. No. A101 Rev PN01.  
Dwg. No. A102 Rev PN01.  
Dwg. No. A106 Rev PN01.  
Dwg. No. A123 Rev PN02.  
Dwg. No. A113 Rev PN02.  
Dwg. No. A124 Rev P5.  
Structural Calculations (Dec 2018).  
Coal Mining Risk Assessment.  
Borehole Report (Aug 2019).

Reason:  
In the interests of clarity.

Action Conditions

- 2 Within 3 months of the date of this permission the three parking spaces, as detailed on the approved plan block plan (Dwg. No. A102 Rev PN01) shall be fully provided on site to a maximum gradient of 1 in 9, and retained for parking such use thereafter. In addition, the existing pedestrian vehicular crossing shall be widened to the full extent of the parking area, and also shall be retained as such thereafter.

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

- 3 Notwithstanding the details submitted, the windows on the east side elevation serving the first-floor en-suite 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.

- 4 Notwithstanding the submitted details, the Laurel hedging hereby approved on the boundary with Number 4 (Plot 23) shall be planted on site in the raised borders within 3 months of the date of this permission and shall be allowed to grow to a minimum height of 1.8m and a maximum height of 2m, and retained as such thereafter. The raised borders shall be finished with brickwork to match the existing wall. Until such time as the Laurel hedging meets a height of 1.8m (and no later than 1 month from the date of this permission), the temporary trellis fencing with artificial plants shall be installed on site, and shall only be removed once the Laurel hedging has established to the minimum height of 1.8m. Any Laurel plants which die, are removed or become seriously damaged or diseased, they shall be replaced in the next planting season with others of similar size and species, and these shall be retained thereafter.

Reason:

In the interests of visual and residential amenity, and to comply with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 5 Notwithstanding the submitted details and within 3 months of the date of this permission the boundary treatments, as detailed on Dwg. No. A113 Site Rev. PN02, shall be fully implemented on site, and retained as such thereafter.

Reason:

In the interest of visual and residential amenity, and to comply with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 6 Notwithstanding the submitted details and within 3 months of the date of this permission the retaining walls hereby approved to the front of the dwelling shall be rendered and painted white to match the projecting gable to the host dwelling, and retained as such thereafter.

Reason:

In the interest of visual amenity and to comply with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 7 The bird box, as required by Condition 7 of Planning Permission P2019/0357 on 11/06/19 shall be provided and retained on site.

Reason:

In the interest of biodiversity, and to mitigate to loss of bird nesting/foraging habitats under the Habitats Regulations (amended 2012) and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

## Regulatory Conditions

- 8 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no buildings shall be erected other than those expressly authorised by this permission and identified on the approved drawings.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the particular layout and design of the development, residential amenity, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), there shall be no extension or external alteration to any building forming part of the development hereby permitted without the prior grant of planning permission in that behalf.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for extensions, having regard to the particular layout and design of the development and need to protect the amenity of nearby properties, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

- 10 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, and ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.