

PLANNING COMMITTEE

14th December 2021

AMENDMENT SHEET

ITEM 6

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

Councillors are advised that since the publishing of the report, Officers seek to add a further condition on the above application controlling 'Permitted Development' Rights for boundary treatments – in the interest of both visual amenity of the area/streetscene, but also residential amenity.

An additional condition (Number 12) is added to the recommendation as follows:

12. 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), no fences, gates or walls shall be erected on site, 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 such enclosures/boundary treatments, having regard to the particular layout and design of the development, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.