

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2021/1268	<u>DATE:</u> 08/03/2021
PROPOSAL:	Increase in ridge-height of existing bungalow to provide accommodation within the roof-space, two-storey rear extension with porch, plus attached garage to the side elevation with roof terrace above and associated retaining works
LOCATION:	Bayview, 3 Fernfield, Baglan, SA12 8AL
APPLICANT:	Mrs Donna Griffiths
TYPE:	Householder
WARD:	Baglan

BACKGROUND INFORMATION

Cllr Renkes requested on 11th February 2022 that the application be determined via Planning Committee along with a request for a site visit, to consider the effect of the proposal on the residential amenity of neighbouring properties, particularly in respect of the potential for overlooking and overbearing impact.

The 'call-in' panel agreed that the application should be determined at Planning Committee on the above grounds. However, the request for a site visit was not upheld.

SITE AND CONTEXT

The application site is located at the property known as Bayview, 3 Fernfield, Baglan.

The application site measures approximately 0.055 hectares in area and comprises of a detached bungalow with parking and associated garden areas.

The site is steeply sloping in profile from the west up to the east, with existing associated retaining works to the adjacent highway to the western and eastern sides. This highway curves around the site in a hairpin bend and is single-track width. The site is bounded by the highway to the north, east and west and a dwelling to the south. There is also a dwelling located below the site (Number 26 Pentwyn Baglan Road) on the western side. The site is located within the settlement of Baglan.

DESCRIPTION OF DEVELOPMENT

This is a full planning application for the increase in ridge-height of the existing bungalow to provide accommodation within the roof-space, two-storey rear extension with porch, plus attached garage to the side elevation with roof terrace above, and associated retaining works.

Members should note that whilst this is a 'new' planning application, it is similar to that previously approved under Planning Application P2021/0406. Although each application is considered on its individual merits, the existing live permission will be a material consideration in the determination of this application, and any assessments or impacts will

need to be considered in light of the existing property, but also the 'fall-back' position with the scheme which has already been approved.

In respect of the roof extension element of this scheme, it is proposed to raise the ridge from its current height of approximately 4.6m to approximately 7.36m (measured in the centre). This is an increase of around 2.76m (compared to approximately 2.39m under the approved scheme). Additional windows are also proposed to all elevations, including roof-lights and a dormer. Figures 1, 2 and 3 below illustrate the existing and proposed front elevations (Not to Scale), as well as the previously approved scheme:



1 Existing Front Elevation
1 : 100

Figure 1 - Existing Elevation



Proposed Front Elevation

Figure 3 - Proposed Elevation (New Application)



1 Proposed Front Elevation
1 : 100

Figure 2 - Proposed Elevation (as approved previously)

In addition to the roof extension, an attached garage is proposed to the northern-side of the house with roof-terrace above. This will measure approximately 6.12m in length by 5m wide, and will reach a height of 3.8m to the top of the glass balustrading.

In respect of the rear extension, this will measure a total width of approximately 9.05m by 3.52m in depth (including the porch) and will reach a height of 7.47m. A cat-slide dormer is also proposed. The dwelling, as proposed, would be finished with light grey rendered walls at ground floor with cedar timber cladding at first-floor level, and with dark grey artificial slates for the roof. To the rear elevation, face-bricks are proposed at ground-floor level.

Externally, it should be noted that the rear porch would act as a retaining element. The existing retaining walls and hedging to the front of the property would remain in-situ. However, the existing pedestrian access steps/entrance is proposed to be blocked-up and the existing hedge extended across.

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

NEGOTIATIONS

Not Applicable.

PLANNING HISTORY

The application site has the following relevant planning history:

P2003/1094 Construction of a single-storey extension. Approved 21/10/03.

P2021/0406 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 work. Approved 10/08/21.

CONSULTATIONS

Building Control Section: Require design calculations for the retaining elements.

Head of Engineering & Transport (Highways): No objection, subject to conditions.

Head of Engineering & Transport (Drainage): No objection, subject to conditions.

Contaminated Land Section: No objection, subject to conditions.

REPRESENTATIONS

The neighbouring properties were consulted on 11th January 2022 and a site notice was displayed on 11th January 2022.

In response, to date, 4 no. representations have been received, with the issues raised summarised as follows:

- Concerns regarding overlooking to the neighbouring properties (including windows and amenity space) from the proposal – including roof terrace and Juliet balcony.
- Concerns regarding overbearing to the neighbouring property from the proposal, exacerbated by the change in levels between the sites.
- The existing boundary fence to Number 26 should not be taken into consideration as it is unauthorised and not in the control of the applicant.
- The previously approved scheme constitutes overdevelopment and the various changes materially increases the bulk and massing of the building.
- The rear dormer adds further to the visual massing and creates an awkward and poorly resolved design, to the detriment of local character and quality.
- A number of trees have been removed from the site, thereby reducing overall landscaping.
- The proposal conflicts with Policy BE1 of the Local Development Plan, and the Council’s adopted Supplementary Planning Guidance on design.
- Concerns that the garage and roof terrace would extend beyond the principal elevation, which is not allowed.
- The last application had obscure-glazing to the front not a Juliet-balcony, which causes unacceptable overlooking.

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 EN8** **Pollution and Land Stability**
- **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 the principle of development, together with the impact on the visual amenity of the area, the amenities of neighbouring residents and highway safety.

Principle of Development

As the application site is 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

Whilst noting that the proposal would alter the appearance of the existing dwelling from a bungalow to a two-storey property, the proposal would have accommodation within the roof-space, rather than a full 'two-storey'. It is also noted that the proposal would retain three feature gables – albeit one would be larger. Nevertheless, it is considered that the overall dwelling (as extended) would have a modern attractive appearance with a mixture of gable-features to the front and rear and cat-slide dormer. Furthermore, it is also

considered that the use of render and cedar cladding would further add to the modern appearance.

In light of the above, and having regard to the scheme already approved under Planning Application P2021/0406, it is considered that the overall proposal would not have a detrimental impact upon the character and appearance of the surrounding area or street-scene, or the surrounding open countryside to the east.

Impact on Residential Amenity

In respect of potential overlooking, it is noted that a number of new windows are proposed to the property. Due to the position of the application dwelling relative to surrounding properties the only windows/areas that have the potential to create overlooking issues face the southern and western boundaries.

In relation to the windows on the southern (side) elevation, these would serve a kitchen at ground floor and bathroom roof-light at first floor. In light of this and the fact that there is a separation distance of 20-21m to the neighbouring property (Number 2) to the south, it is considered that this element would not create any unacceptable overlooking issues.

Turning to the windows on the western (front) elevation facing Number 26, it is noted that there are three existing windows to the eastern side elevation of Number 26 facing the road – two of which are obscurely glazed, but one is clear glazing. As such, there is some potential for overlooking.

The floor level of Number 26 is located below the level of the road (with these windows also being below the level of the road level), as such there is already a degree of overlooking from the existing dwelling into Number 26. Furthermore, the owners of Number 26 have recently constructed fencing (albeit without the benefit of planning permission, but an application has now been submitted to retain them) to block any views into these windows from the road, and also potentially the application site. It is acknowledged however that this fence could potentially be removed in the future.

Notwithstanding this, it is considered that the change in levels, intervening highway, the respective angles and existing hedge to the front of Number 3 would ensure there is no unacceptable overlooking to the windows of Number 26.

In respect of the proposed roof terrace above the new garage, it is noted that this also has the potential to create overlooking into the garden area of Number 26. Again, however, it should be noted that there is a significant change in levels between the properties (approximately 5m – as shown in in Figure 4 overleaf – Not to Scale) between the floor-level of Number 3 and the pool/garden area of Number 26. There is also a separation distance from the top of the glass-railings along the roof terrace to the rear wall of the parking area at Number 26 of approximately 13m. It is also noted that there is a raised parking area and existing fencing on the boundary of Number 26 (albeit unauthorised), with a seating/barbeque 'amenity area' located below the parking area, as illustrated in Figure 5 below.

It is considered therefore that due to the change in levels and relative angles, existing boundary treatments to Number 26 and layout of the garden/amenity and parking areas,

this would ensure that there is no **unacceptable** overlooking into Number 26 below from the proposed roof terrace.

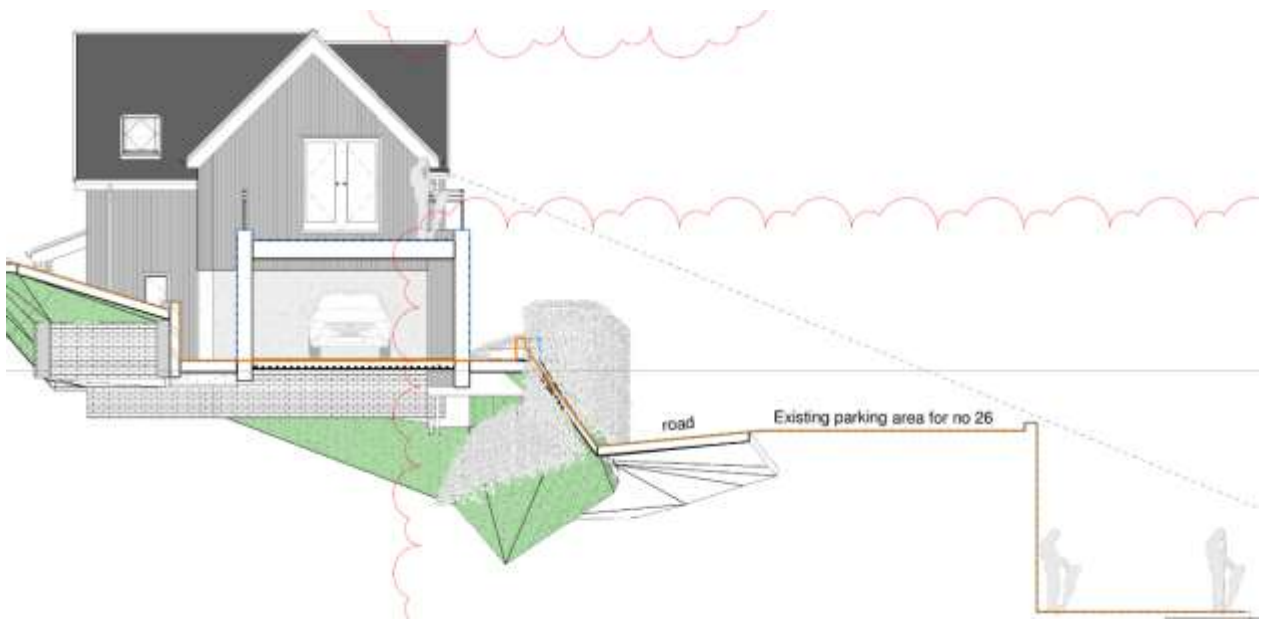


Figure 5 - Cross Section through application site and Number 26 (NTS)



Figure 4 - Google Earth extract showing Number 26 in relation to the application site behind

Although the occupiers of Number 26 have stated that the existing fence is unauthorised and could be removed, this would consequently mean that the amenity area would no longer remain 'private' as it would be visible from pedestrians and vehicles using the access road serving Fernfield (which leads to approximately 13 further dwellings). It should also be noted that the windows to Bedroom 1 and 2 would be obscurely-glazed, to prevent any unacceptable overlooking issues into the amenity area, while the landing area

would have a void in front and is non-habitable, so would not in itself create any unacceptable overlooking issues.

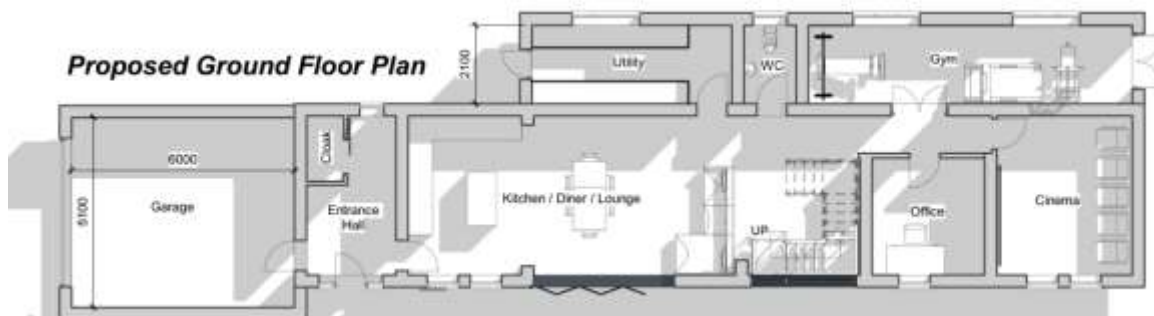
Finally, in respect of Bedroom 3 (on the southern side of the dwelling) it is noted that it would have French-doors with glazed 'Juliet-balcony' railings in front. As this is a railing only, and not a full balcony area, it is considered that this would not create any **unacceptable** overlooking issues above and beyond that of a window – especially as the patio/amenity area to Number 26 would be approximately 17-18m away at an angle of 30 degrees. Members should also note that bedrooms 3 and 4 on the previous scheme were not required or conditioned to be fitted with obscure-glazing, and the scheme now proposed would not create any additional overlooking over and above that of the one already consented. Figures 6 and 7 (below) illustrate the proposed floor plans, together with those of the previous approved scheme (Not to Scale).



Proposed Ground Floor
1 : 100



Proposed Ground Floor Plan



Proposed First Floor Plan



With regard to potential overbearing and overshadowing, it is noted that the separation distance to the neighbouring properties (with the exemption of Number 26) is such that there would be no unacceptable issues. In respect of Number 26 specifically, it is noted that there is a change in levels between the application site and Number 26 (as illustrated by Figure 5 above). It is therefore considered that the dwelling, as proposed, would not create any unacceptable overbearing or overshadowing issues to such a degree to warrant refusal of the application – especially given the existing relationship between the two properties in terms of the changes in levels, intervening highway, retaining works and boundary treatments.

In addition, although the ridge-height of the current scheme would be higher than the previously approved scheme (by approximately 0.37m), the overall length and therefore massing has reduced from approximately 29.18m to 26.26m (which equates to approximately 2.92m).

In summary, it is considered that the proposed extension would have no unacceptable or detrimental impact upon the neighbouring properties in terms of overlooking, overbearing or overshadowing. Furthermore, this revised scheme would have no adverse impacts over and above the scheme previously approved that would warrant or justify refusal of this application.

Parking and Access Requirements and Impact on Highway Safety

The proposal provides for/retains three parking spaces on the site on the driveway area and within the garage. As such, the proposal would be considered acceptable in terms of parking provision.

The Head of Engineering and Transport (Highways Section) has assessed the proposal and offers no objection to the development, subject to conditions. These relate to the submission of a detailed Construction Method Statement (including emergency vehicles access and retaining wall methodology), drainage details, as well as a highway condition survey. Provided these are imposed on the application, it is therefore considered that the proposal would not have a detrimental impact in terms of highway and pedestrian safety.

Contaminated Land

The site has been identified as potentially contaminated land. However, as the Contaminated Land Unit offers no objection to the proposal, subject to conditions, it is considered that existing and future users of the site would not be adversely affected by ground contamination in terms of exposure to pollution.

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 regarding overdevelopment of the site, it should be noted that the total site area is 0.055 hectares or 555m² in area, and the dwelling (as extended) would have a footprint of approximately 157.6m². This means that there is

approximately 397m² in land/garden area remaining on the application site and the development is not, therefore, 'overdevelopment' of the site.

- With regard to comments concerning the rear dormer, it should be noted that the cat-slide dormer would not be considered an incongruous addition to the property, and the use of the timber cladding would mean it would integrate with the other timber cladding on the property and is therefore acceptable in terms of visual amenity.
- The comments regarding the removal of trees are noted. However, this would not be a reason to refuse this application. Furthermore, it should be noted that under this scheme the existing hedge to the front of the property is proposed to be retained, in the interest of visual amenity and biodiversity.
- In respect of the comments that the proposal conflicts with Policy BE1 of the LDP and the Design SPG, it should be noted that this scheme, as well as the previous scheme, complies with the above, and is acceptable in terms of visual and residential amenity.
- With regards to the concerns that the garage and roof terrace would extend beyond the principal elevation, which is not allowed, it should be noted that this refers to which can be undertaken under 'Permitted Development' (i.e. without the benefit of planning permission). It does not preclude somebody applying for or being granted planning permission for such a development.
- Finally, in respect of the comments that the last application had obscure-glazing to the front not a Juliet-balcony, which causes unacceptable overlooking, it should be noted that not all of the first-floor windows to the front-elevation were required to be obscurely-glazed. Only the slotted windows serving Bedroom 1 and the window below the eaves serving Bedroom 2 were required/conditioned to be fitted with obscure-glazing. It should be noted that the remainder of the first-floor windows to the front elevation could be fitted with clear-glazing.

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 proposed development would not have a detrimental impact upon residential amenity or upon the character and appearance of the surrounding area/open countryside, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policies SC1, EN8, 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: Approval, subject to conditions.

Conditions

Time Limit Conditions

- 1 The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

List of Approved Plans

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

Dwg. No. A3-A105 Rev A.

Dwg. No. A3-A102 Rev B.

Dwg. No. A3-A104 Rev A.

Dwg. No. A3-A103 Rev B.

Dwg. No. A3-A100 Rev C.

Dwg. No. A3-A101 Rev B.

Dwg. No. A3-A110.

Dwg. No. A3-A107 Rev A.

Dwg. No. A3-A109 Rev A.

Reason:

In the interests of clarity.

Pre-Commencement Conditions

- 3 Prior to commencement of works on site, a scheme for the comprehensive and integrated drainage of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that no surface water or land drainage run off discharges directly or indirectly onto the public highway. The scheme, as approved, shall be fully implemented on site prior to the first beneficial occupation of the extension, and retained as such thereafter.

Reason:

In the interest of adequate drainage of the site and highway safety, and to comply with Policies BE1 and TR2 of the Neath Port Talbot Local Development Plan.

- 4 No development shall commence on site, including any works of demolition, until a detailed Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

a) the parking of vehicles of site operatives and visitors;

b) loading and unloading of plant and materials;

c) storage of plant and materials used in constructing the development;

d) measures to control the emission of dust and dirt during demolition and construction;

e) a scheme for recycling/disposing of waste resulting from demolition and construction works.

f) a scheme for the retention of vehicular access, including emergency vehicles, to Fernfield during construction works.

g) hours of works on site.

Reason:

In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1 and TR2 of the adopted Neath Port Talbot Local Development Plan.

- 5 Notwithstanding the submitted details no development shall commence on site until revised site specific structural calculations for the retaining walls along the eastern side of the dwelling have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include detailed structural calculations and also include cross sections showing the relationship between the wall foundations and the existing highway supporting banking, and a timetable for their implementation on site. The scheme shall be fully implemented on site in accordance with the approved scheme, and retained as such thereafter.

Reason:

In the interest of visual amenity, residential amenity of the neighbouring properties and land stability, and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 6 No development shall take place on site until a condition survey of the existing highway along the boundary of the site has been submitted to and approved in writing by the Local Planning Authority. Following completion of the approved works on site a further condition survey of the existing highway along the boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Any damage identified as being caused by the construction works hereby approved shall be detailed as part of the post-construction survey, along with a method for the repair or re-instatement and a timetable. The approved post-construction survey works shall be implemented on site in accordance with the agreed timetable, and retained as such thereafter.

Reason:

In the interest of identifying and rectifying damage to the Public Highway from delivery vehicles associated with the proposed development, and to comply with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 7 No development shall commence on site until an assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) 'Investigation of Potentially Contaminated Sites Code of Practice' and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

(i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;

- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
 - human health,
 - groundwater and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,- ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

Reason:

To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 8 No development shall commence on site until a remediation scheme (and if required by Condition 7) to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historic environment shall be prepared and submitted to and approved in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

Action Conditions

- 9 Prior to beneficial use of the proposed development commencing, and if required by Condition 7, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with Condition 8 shall have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 10 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 11 Notwithstanding the details submitted and prior to the first beneficial use of the extension hereby approved, the windows on the front elevation serving the master-bedroom and small bedroom (as detailed on Dwg. No. A3-A103 Rev B) 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.

- 12 Prior to their use in the construction of the development hereby permitted, details and samples of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 13 The garage/car parking spaces as shown on the approved plans shall be provided prior to the first beneficial use of the extension hereby approved, and shall thereafter be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose, and permanently retained as such.

Reason:

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

Regulatory Conditions

- 14 Any gates provided across the access drive or pedestrian access steps shall be of a type which open inward only and can be seen through, and shall be retained as such thereafter.

Reason:

In the in interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 15 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 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 garages or outbuildings having regard to the particular layout and topography of the site, residential amenity, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

- 16 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 topography 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.

- 17 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 doors, windows or dormer windows (other than those expressly authorised by this permission) shall be constructed 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 such additional doors/windows, 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.