

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

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Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	30
Suffix	
Property name	
Address line 1	Johns Terrace
Address line 2	
Town/city	Tonmawr
Postcode	SA12 9UR

Description of site location must be completed if postcode is not known:

Easting (x)	280066
Northing (y)	196463

Description

2. Applicant Details

Title	Miss
First name	Jennifer
Surname	Bullock
Company name	
Address line 1	30 Johns terrace
Address line 2	Tonmawr
Address line 3	
Town/city	Port Talbot
Country	
Postcode	SA12 9UR

2. Applicant Details

Primary number

Secondary number

Email address

jennybull3076@gmail.com

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the site area?

1052.18

Scale

sq.metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes ☒ No

5. Description of the Proposal

Please describe the proposed development including any change of use

I propose to use the land lawfully as a residential garden. This will remain the primary use of the land. The land is clearly attached to the property and forms part of our curtilage and serves the house in a useful way.
To ensure the lawful use of the land surrounding my house as a garden I am applying for mixed use of residential dwelling, garden land and part-time photographic studio within a new detached summer house. I plan to erect a wooden summer house for the use as a photographic studio. My home will remain predominately a private residence. This is a part time small business. I work part time in the civil service so my business operating hours will be limited to 3 evenings a week and weekends only. My property will remain primarily my home. I want to be able to offer my customers a separate space out of my house to have their portrait sessions, but this will not mean my home will become mostly a business premises.
Operating Hours of business:
My business will not result on in a marked rise in traffic or people calling. As above this is a part time small business. My hours of operation will be as follows:-
•Wednesday 5pm-7pm
•Thursday 5pm-7pm
•Friday 5pm-7pm
•Saturday 10am-4pm
•Sunday 10am – 4 pm
These are the times I will available for clients to book a photography session. The studio will not be open for sessions for all of those hours. As a photographer I only spend 50% of my time behind the camera, the rest of the time is spent in post-production editing, marketing and sales and ordering products for clients. Some of my customers also prefer to opt for a photoshoot 'on location' therefore there will be many clients booked during my hours of business that will not come to the studio.
Therefore there will be no disturbance to my neighbors at unreasonable hours or create other forms of nuisance such as noise or smells. Many of the sessions in the studio will be newborn photography and therefore will be extremely quiet in order to keep baby asleep.
Parking: As above the numbers of clients attending a session within the studio will be minimal. Therefore I see no impact on my neighbours in terms of parking. However to offer some assurance the LPA and my neighbours I can offer off road parking.

Summer House:-

•Details and specification of the summer house proposed for the photography studio see supporting documentation.
The summer house will sit within 2 meters of the garden boundary of 30 Johns terrace.
On an existing concrete base.

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

The land surrounding my dwelling has been used in whole and associated with the dwelling for in excess of the required ten year period. The land was separated from (sold) and while it was NOT used for other purposes, it was not associated with the dwelling in some intervening period. The land was never developed and has never been attached to another property, the previous owner left the land to become overgrown.
The property at no 30 Johns Terr was purchased in December 2000 and the remaining part of the garden which had been sectioned off was then purchased back in 2009 by myself and my partner.
All certification and proof of ownership is supplied.

The land is used as garden curtilidge associated with the house. As outlined in the proposal I do not benefit from permitted development rights. Due to the fact that the land was temporarily sold off, although not used for any other purpose and had been used as a garden curtilidge for over 10 years. For the purposes of erecting a summer house to use as a photographic studio I want to apply for mixed use residential to ensure lawful use of the land as my garden, this will then allow me to put a summer house as per the specification supplied within my garden.

6. Existing Use

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	interlocking tongue and grove logs from slow grown spruce wood

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	2 x opening windows size: 2'1" x 3' 6" glazed

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Roof Thickness 19mm tongue and groove with felt covering

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Size including frame: 6' 7 " x 5' 1" Walk through height: 6'2" part glazed double door Glass: 4mm single glazed

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see supporting documentation regarding the specification of the summer house.

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? ☐ Yes ☒ No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

12. Biodiversity and Geological Conservation

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☒ Other
- ☐ Unknown

Other

NA

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

18. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes ☐ No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

19. Hours of Opening

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Photographic portrait sessions for families, babies, and children. Using studio lighting equipment & a camera, backdrops and props i.e. baskets, blankets, chairs etc where required. Images from the portrait session will be edited in photoshop on a laptop (this part of the process will be done within the house) and printed on canvas/photo paper as per clients wishes. Printed will be out sourced as I don not have the facility to print at home.

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development? ☐ Yes ☒ No

22. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

25. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application? ☐ Yes ☒ No

26. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

27. Ownership Certificates

Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Name of Owner	Andrew Jones
Number	30
Suffix	
House Name	
Address line 1	Johns terr
Address line 2	Tonmawr
Town/city	Port Talbot
Postcode	SA12 9UR
Date notice served	07/01/2020

Person role

- ☒ The applicant
☐ The agent

Title	Miss
First name	Jennifer
Surname	Bullock
Declaration date	07/01/2020

☒ Declaration made

28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role

☒ The applicant ☐ The agent

Title	Miss
First name	Jennifer
Surname	Bullock
Declaration Date	07/01/2020

☒ Declaration made

29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)

09/01/2020