

SEAGREY

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19 February 2020

Planning Department
Neath port Talbot CBC
Civic Centre
Port Talbot
SA13 1PJ

Dear Sir,

Retrospective planning application seeking regularization of minor cut and fill landscaping works to provide new patio area adjacent to the dwelling and useable terraced garden area at Ty Fynnon, Danyffynnon, Port Talbot. SA13 2EY.

Please find attached a Householder planning application in respect of the above works, together with the Local Planning Authority application fee of £190.

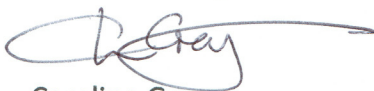
As you are aware, works have been substantially progressed on site without the benefit of formal Planning Permission by the Authority. The scale plans submitted give an indication as to the situation prior to the development commencing and the proposed development when complete. Structural calculations for the retaining walls are included.

The application is one of two applications submitted by the applicants to cover currently unauthorised works. The works are separated into two applications following the comments within the Local Planning Authority (LPA) letter of the 27th January 2020 (reference E2020/0015) indicating that the landscaping and retaining wall works may be considered acceptable if an application received to regularise but seeking the removal of the outbuilding. This application assumes the removal of the part completed outbuilding to leave retaining walls (currently forming part of the building) in place if separate consent for the building is not forthcoming. The second application covers the erection of the outbuilding to be used as a summerhouse, patio and garden store.

It is hoped that by separating the works into two applications, that the LPA will be able to grant a speedy approval to the landscaping/retaining works without complications and allowing my client to complete these quickly.

Should you require any additional information, please do not hesitate to contact me.

Yours faithfully,



Caroline Grey

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