

Terry Gardiner & Co

Building Surveyors . Estate Agents . Valuers

Ref: TG/MC/P580

Date: July 2nd. 2020

**2 Alfred Street
Neath, West Glamorgan.
SA11 1EE
Telephone (01639) 636642**

Planning Department
Neath Port Talbot C.B.C.
The Quays,,
Brunel Way,
Briton Ferry.

Dear Sirs,

Re: Mr. P. Williams.
Proposed Single-Storey Residential Extension
at the rear of No 130, New Road, Skewen, Neath.

With reference to the above we enclose the following in application for Planning Permission;

1. Two copies of Application for Planning Permission. Town and Country Planning Act 1990.
2. Two Copies of the Drawing No P580.
3. Ownership Certificate 'A'.
4. Agricultural Holding Certificate.
5. Cheque in the sum of £190.00 in respect of fees.

The property to be extended is an end-terraced show-room/office used in association with joinery workshops located at the rear of the property. It is situated in an old established area of both residential and commercial properties fronting the main road through the village within easy walking distance of local shops, bus stops, railway station and recreational facilities. Existing car parking is provided in the private lane at the rear of the property and the only vehicle parked there after working hours is a van used in association with the joinery business.

If at any time in the future a tenant might require a parking space then this could be provided in the rear lane. We understand that the Harp Hotel fronting New Road, received Planning Permission for conversion into four flats with no on site or rear lane parking facilities provided.

The provision of the residential unit would have no detrimental effect on the working capacity of the business as it would incorporate redundant stores and the demolition of an unsightly and dilapidated open-fronted wood-store but the residential unit would benefit the stock of properties available for letting.

We hope the above is adequate for your purposes but if you require any further information or assistance then please do not hesitate to contact us.

Thanking-you for your assistance in this matter.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'T. Gardiner', with a stylized flourish at the end.

Terry Gardiner.
Building Surveyor.