

Reference No: P2006/1501

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER 1995**

APPROVAL OF FULL PLANNING PERMISSION

Name and address of the applicant

**MR K DOHERTY
TUDOR LODGE
HIGH STREET
CWMGWRACH
NEATH**

Whereas on the Monday, 16 October 2006 you submitted an application for the following development:-

PROPOSAL FULL PLANS APPLICATION - 2 NEW DETACHED
RESIDENTIAL DWELLING HOUSES
LOCATION LAND AT TUDOR LODGE HIGH STREET
CWMGWRACH NEATH

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND ORDER HEREBY PERMITS THE DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH THE APPLICATION AND THE PLANS SUBMITTED THEREWITH, SUBJECT TO COMPLIANCE WITH THE CONDITIONS SPECIFIED HEREUNDER:

CONDITIONS:-

(1)The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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Reason

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

(2)The proposed development shall be constructed strictly in accordance with the 1:50, 1:100. scale plans received on 16th October 2006 in respect of Plot 1 and the amended 1:50, 1:100. scale plans received on 24th October 2006 in respect of Plot 2 and the amended 1:200, 1:500 and 1:1250 scale plans received 7th December 2006.

Reason

For the avoidance of doubt as to the extent of this permission

(3)Notwithstanding the details submitted on the plans the window on the northern elevation serving the first floor bedroom of Plot 1 shall be glazed with obscured glass and any opening vent shall be top hinged with the lowest part of the opening a maximum of 1.1 metres above the floor level of that room, and any replacement window or glazing shall be of a similar glazing and type.

Reason

In the interest of the amenities of the adjoining property and the safety of the occupiers of the applicant dwelling.

(4)Prior to the occupation of Plot 2 the 1.8m high timber boundary fencing shall be erected in the position indicated on the amended 1:200 scale plan received on 24th October 2006.

Reason

To safeguard the privacy and to prevent overlooking of the adjacent property.

(5)No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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.

(6)Prior to the occupation of the dwelling on Plot 1 a minimum of three car parking spaces shall be provided within the curtilage of the plot and thereafter retained unobstructed for such a purpose.

Reason

In the interests of highway safety

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(7) Prior to the occupation of the dwelling on Plot 2 a minimum of two car parking spaces shall be provided within the curtilage of the plot and thereafter retained unobstructed for such a purpose.

Reason

In the interests of highway safety

Signed :

Geoff White – Head Of Planning

Date: 09/01/2007

IMPORTANT NOTES:

(1) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2001).

(2) Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

(3) Before commencing development, the developer is advised to contact Hyder Network Development Consultants on 01443 331155 in relation to building in the vicinity of a sewer or a connection to a sewer.

(4) The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Coal Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of the site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.