

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

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (WALES) ORDER 2012**

APPROVAL OF FULL PLANNING PERMISSION

Name and address of the applicant Name and address of the agent

**MR A RAMSEY-WILLIAMS
CAMPION GARDENS
CLYNE COMMON
SWANSEA**

**AP ARCHITECTURE &
PLANNING LTD
46 HEOL TIRCOED
PENLLERGAER
TIRCOED FOREST VILLAGE
SWANSEA**

Whereas on the Friday, 11 September 2015 you submitted an application for the following development:-

**PROPOSAL Single storey side extension to existing Public House
and change of use of existing Forge
(store/outbuilding) to a wine bar, additional first floor
side window and change of use of part of first floor to
two flats for guest accommodation**

**LOCATION THE BUTCHERS ARMS ALLTWEN HILL ALLTWEN
PONTARDAWE SWANSEA**

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.

Reason

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

(2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be to match the materials of the existing building. The wooden finish on the forge shall be stained dark brown in colour.

Reason

In the interests of visual amenity.

REASON FOR GRANTING PLANNING PERMISSION

The decision to grant 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.

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, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policies GC1, EC2 and ENV17 of the Neath Port Talbot Unitary Development Plan.

Notes to the Developer

(3) The existing vision splays at the access to the car park shall be kept clear of obstruction with nothing erected or grown over 600 mm in height within the splays.

Signed : *Nick Pearce*

Nicola Pearce – Head Of Planning

Important Notes:

Date: 04/01/2016

(1) The developer should have regard to Sections 4, 7, 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 6800:2001)

(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) From 1st October 2015 it will be an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2015 the vast majority of all existing private sewers and lateral drains which link with the public sewer network will transfer to Welsh Water. For further details on how this will affect your development please contact Welsh Water developer services, PO Box 3148, Cardiff, CF99 0EH. Telephone No: 0800 9172622 or email: developer.services@dwymru.com