

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

Tel **Ffôn** 01639 686868
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Householder Application for Planning Permission for works or extension to a dwelling. 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	97
Suffix	
Property name	
Address line 1	Neath Road
Address line 2	Rhos
Town/city	Pontardawe
Postcode	SA8 3EH

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

Easting (x)	273944
Northing (y)	202958

Description

2. Applicant Details

Title	Mr
First name	James
Surname	Erasmus
Company name	
Address line 1	97, Neath Road
Address line 2	Rhos
Address line 3	
Town/city	Pontardawe
Country	United Kingdom
Postcode	SA8 3EH

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title

First name

Liam

Surname

Jones

Company name

Address line 1

5 Smithfield Road

Address line 2

Pontardawe

Address line 3

Town/city

Country

United Kingdom

Postcode

SA8 4LA

Primary number

07779269725

Secondary number

Email

liamj84@gmail.com

4. Description of Proposed Works

Please describe the proposed works:

Two storey rear/side extension

Has the work already been started without planning permission?

☐ Yes ☒ No

5. 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

Do the proposals require any diversions, extinguishment and/or creation of public 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.

6. Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

☐ Yes ☒ No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

7. Biodiversity and Geological Conservation

Does your proposal involve:

- (i) demolition of a building? ☒ Yes ☐ No
- (ii) alterations or enlargement to your roof? ☒ Yes ☐ No
- (iii) the loss of any trees or hedgerows? ☐ Yes ☒ No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

8. 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

9. Pre-application Advice

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Some concerns raised in relation to scale and design of the proposal including impact on neighbouring properties. Plans have been altered to reduce the extent of the sideward projection which resultantly removes any potential harm upon amenities of neighbouring occupiers at No. 99 Neath Road. This along with setting down the extension from the ridge height of the rear wing reduces its presence and massing. The depth of the rear wing has not been altered and given the relationship to the neighbouring dwelling at No. 95 it is felt that the extension will not result in 'harm'. Of note, which is included on the 3d images, is that the extension adjoins a ground floor 'extension' which actually forms part of the application site thus any impact on the ground floor window is felt only upon the occupiers of the application property. Whilst it is recognised that there is a single upper floor window in the adjoining property this is relatively small and sited away from the boundary. On balance whilst there may be a minor conflict with the 45 degree guidance it is considered that the extension will not result in harm upon neighbours.

10. 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

11. Ownership Certificates

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

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

11. Ownership Certificates

Person role

- ☐ The applicant
☒ The agent

Title	
First name	Liam
Surname	Jones
Declaration date	20/04/2021

☒ Declaration made

12. 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	
First name	Liam
Surname	Jones
Declaration Date	20/04/2021

☒ Declaration made

13. 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)	20/04/2021
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