

**PLANNING SUPPORTING STATEMENT FOR AN
APPLICATION (UNDER SECTION 73) TO VARY A
PLANNING CONDITION ON PLANNING APPROVAL
P2021/0046 TO EXTEND THE EXISTING CLUB BUILDING
AND IMPROVE FACILITIES AT MARGAM YOUTH CLUB,
GROESWEN PLAYING FIELDS, KNIGHTS ROAD,
MARGAM.**



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1.1 This brief covering statement has been prepared to support the submission of an application under Section 73 of the Town and Country Planning Act 1990 to Neath Port Talbot County Borough Council as the Local Planning Authority (LPA). The application seeks consent to a Minor Material Amendment to the development as approved on the 16th March 2021, under application referenced P2021/0046 for extensions and improvements to the existing club building at Margam Youth Club, Groeswen playing fields, Margam.

1.2 The LPA consent to the amendments sought can be given by a Variation to existing Planning Condition 2 on the approval notice for P2021/0046, substituting the new proposed amended plans and plan numbers in place of those currently quoted in the condition on the existing decision notice. The Variation also corrects errors in the approved plan numbers listed in the decision notice in relation to the Existing Ground Floor Plan and the Proposed Elevations Plan numbers together with the omission of the submitted block plan. The Variation sought to the wording of the planning condition would read:-

2 The development shall be carried out in accordance with the following approved plans and documents: -

Site Location Plan 20 322P/108

Ground Floor Plan 20 322P/101

Elevations 20 322P/102

Car Parking Plan 20 322P/106 Rev C

Proposed Elevations 20 322P/105 Rev C

Proposed Ground Floor Plan 20 322P/104 Rev C

Existing Sections 20 322P/103

Proposed Block Plan 20 322P/107 Rev C

Reason: To define the permission in the interests of clarity.

1.3 The proposed amendments to the building design are brought about by an operational need for additional food and drink storage space for the new enlarged kitchen area (which can now do away with the separate preparation room), together with the need for a secure and lockable cleaning supplies cupboard necessary under the COSH Regulations. The addition adds approximately 13.5sqm (gross external area) to the already consented building footprint, adjacent to the new servery area where it can be easily accessed from the servery and the new kitchen. This new store room in this position can also be easily accessed via a new single outside door to take in deliveries without coming through the building and disrupting the activities taking place at the time.

1.4 Health and Safety specialists advising the design team have assessed the consented proposals to ensure adequate means of escape for able bodied and disabled persons in the event of a fire. They have recommended additional fire escape doors in both the new

extension and the existing Sports Hall part of the building. The alterations take the form of a glazed set of double doors (matching those consented in the RH side elevation) replacing a window in the front elevation of the proposed extension and a set of additional solid double doors inserted into the rear elevation of the existing sports hall. Additional ramp and paving around the building ensures an appropriate pathway for disabled from any exit to the fire muster point to be located at a safe distance from the building. Such minor alterations are necessary in order for the Club to make its Building Regulations Application.

1.5 As a Section 73 application, the consideration of the application proposals are limited to the Planning Condition as the principle of the development is already approved under P2021/0046. Nothing proposed within this application gives rise to new substantive planning considerations other than the minor design changes. The proposed changes are detailed mainly within substitute amended Proposed Ground Floor Plan 20 322P/104 Rev C & Proposed Elevations 20 322P/105 Rev C. The additional external paving/ramp in connection with means of escape together with the slight increase in the building footprint area is reflected in the Proposed Block Plan and the Car Parking Plan, but there are no other changes within those plans.

1.6 In design terms, matching materials will be used and in terms of external appearance, it is suggested that the changes now proposed in terms of the extended area will be largely imperceptible to that already approved. The proposed extension roof line and walls simply encompass a slightly increased area but this neither affects the overall mass or design appearance of the proposed building.

As such, we ask that approval is given to this minor material amendment by variation of Planning Condition 2 as stated.

BELOW: The proposed extended area encompasses the two nearest existing high level windows to create the additional store room and cleaner's cupboard room. A hard surface pathway already exists to the side of the building leading to the car park and will enable deliveries to take place directly to the store room instead of being brought through the building.

