

Robert Bowen Planning and Development Ltd

Our ref:

Your ref: P2017/1107

Date: 01/06/2021

The Planning Dept.
Neath Port Talbot CBC
The Quays
Brunel Way
Neath

Dear Sir,

RE: Land at Dyffryn Road Alltwen
Section 73 application to vary condition 2 of P2017/1107, Addition of rear balcony

Please find attached an application for the above development.

The submitted information is as follows.

1. Planning Application Forms.
2. Fee – £230
3. Plans - Location Plan, block plan, elevations (side and rear) ground floor plan. Rev A

The section 73 application seeks consent to add a small rear parking to the rear of the two properties. The balconies will project approximately 1.2 m from the back of the house.

The main issue for the determination of this application is the effect of the balconies and residential amenities.

The proposed balconies will be in excess of 50m from the houses to the west of the site. This is a considerable distance and given that the proposed balconies are to replace consented Juliet balconies it is considered the proposal will not have a detrimental effect on the privacy of existing residents.

PHONE

MOB PHONE

EMAIL

To the south of the site is open land and the existing primary school playing fields which will experience no harmful effect from the development. To the north of the site is an existing dwelling. The rear garden is currently well screened and therefore the development will not increase overlooking to the detriment of residential amenity.

The proposed balconies do however increase overlooking within the two plots therefore, the proposal would provide obscure glazing on the boundary between the two plots. Photographs below show views to the north, south and west.

View North



View South



View West



Yours faithfully,

Robert Bowen.