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Planning & Building Control
The Quays
Brunel Way
Neath
SA11 2GG

Date: 11/05/2020
Our Ref: 2021030DA
LPA Ref: N/A

Dear Sir/Madam,

The Town and Country Planning Act 1990 (As Amended)
Two Proposed Single Storey Extensions and Porch to Front and Rear Elevations
Tre-nache Farm, Bryncoch, Neath, Neath Port Talbot, SA10 8AA

I write this letter to accompany an application for full householder planning permission to Neath Port Talbot Local Authority's Planning and Building Control Department. The proposed scheme would include the development of two single storey extensions to the rear elevation and a porch to the front elevation.

The following documentation has been submitted to the Council as part of this enquiry:

- 2021030DA Cover Letter [this letter outlining the proposed development];
- 2021030DA Application Forms; and
- 2021030DA Site Location Plan
- 2021030DA Site Plan
- 2021030DA Proposed Block Plan
- 2021030DA Proposed Ground Floorplan
- 2021030DA Proposed First Floorplan
- 2021030DA Proposed Front and Rear Elevations
- 2021030DA Proposed Side Elevations
- 2021030DA Proposed Visualisations
- 2021030DA Existing Ground Floorplan
- 2021030DA Existing First Floorplan
- 2021030DA Existing Front and Rear Elevations
- 2021030DA Existing Side Elevations

Application Background

The existing dwelling currently reflects an old stone two-storey agricultural building and forms part of the wider grouping of structures associated with the Tre-nache Farm estate. The applicant is seeking to renovate and modernise the unit with the inclusion of a small single storey boiler room to the rear of the property, a small porch to the front elevation and a single storey extension to the rear elevation which would comprise of a conservatory and bathroom with a live green roof to be landscaped. The scheme has been professionally designed by Chartered Architects and is considered to be of a high-quality contemporary design which will be subservient to the existing host dwelling whilst enhancing the character of the structure and surroundings. The scheme would not have any adverse residential

amenity impacts with key regard to overshadowing, overbearing or privacy nor would the scheme prejudice the outlook of current or future occupiers. The existing curtilage will retain sufficient parking provision.

Following the consultation period of the planning application and once the assigned officer has been allowed the opportunity to view the plans, I will welcome a discussion regarding the design if the officer has any enquiries.

Thank you for your time and consideration.

Yours sincerely,



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