

**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

Mr M Davies
Co Agent

Name and address of the agent

Mr Robert Bowen
Robert Bowen Planning & Development Ltd
7 Llys Sant Teilo
Llangyfelach
Swansea
SA5 7HQ

DATE REGISTERED: 1 July 2021

APPLICATION NO: P2021/0702

LOCATION: Land Fronting , Dyffryn Road, Alltwen, Pontardawe, SA8 3BX

PROPOSAL: Variation of Condition 2 (Approved Plans) of Planning Application Ref. P2017/1107 determined on 15/08/2018 to vary the plans to provide a single balcony on the rear elevation on either dwelling

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL as the Local Planning Authority in pursuance of its power under the above mentioned Act and Order hereby **GRANTS PLANNING PERMISSION** for the development as described above to be carried out in accordance with the application and the plans submitted therewith, subject to compliance with the following conditions:

Conditions:-

Time Limit Conditions

- 1 The development shall begin no later than five years from the date of this decision.
Reason:
To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

List of Approved Plans

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

Balconies Rev B-A1 landscape (received 27 July 2021)

Location Plan

103.B - Proposed Site Plan-A3

104- 1 - Proposed Site Sections REV E

104- 2 - Proposed Site Sections REV E

105-1- Proposed Drainage Plan REV C

105-2- Blanket Soakaway Typical Section REV A

106 - Site Investigation Plan REV B

202.A - House Section Along Road Y - Y REV A

203 - Detail Section Along Road Y - Y REV A

400.C- Proposed Floor Plans-A3

300- Means of Enclosure REV C

300-1- Means of Enclosure Typical Details

Highway condition survey

Percolation Test Data Sheet TP-1

Percolation Test Data Sheet TP-2

Percolation Test Data Sheet TP-3

Soakaway drainage blanket design calculations 150919

Drainage blanket design details and specification summary 291019

Soakaway tests and results

Trial Pit Investigation.clw 1995-6 pdf

Plots 6&7 Dyffryn Road calculations

S25C-919080914170 retaining wall design

Construction Method Statement REVA

Reason:

In the interests of clarity.

Action Conditions

- 3 Foul and surface water shall be fully implemented on site in accordance with the details hereby approved prior to the first beneficial use of the development and maintained and retained as such thereafter
To ensure satisfactory drainage of the site and to protect the integrity of the public sewerage system
- 4 The proposed retaining walls detailed on the approved plan, shall be constructed in accordance with the retaining wall design by undertaken by Ateb Construction dated July 2019, hereby approved and retained and maintained as such thereafter.
Reason
In the interest of highways and pedestrian safety and residential and visual amenity
- 5 The development shall be undertaken in accordance with the Construction Method Statement hereby approved throughout the entire construction of the development.
Reason:
To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Planning Policy and in the interest of highway and pedestrian safety
- 6 Should any damage occur to the highway which has not already identified in the condition survey dated 29th March 2019, as a consequence of any works within the

development hereby approved, the damage will be required to be made good by the developer to the satisfaction of the Local Highway Authority.

Reason

In the interest of highway and pedestrian safety

- 7 The development shall be constructed with the following material hereby approved:

Walls: Parex Pearl Grey Render

External cladding Rockpanel Grey Cladding 7004

Rainwater goods Galvanised Grey RAL 9006

Windows Aluminium Anthracite RAL 7016

Roof singly ply membrane raised seam Anthracite RAL 7016

Fascia and soffits Ral 7016

Reason:

In the interests of visual amenity of the area

- 8 Prior to first occupation of that dwelling it5 shall be provided with a minimum of three off street parking spaces. A minimum of three off street car parking spaces shall be maintained within the curtilage of each dwelling thereafter.

Reason

In the interest of highway and pedestrian safety in accordance with Policy TR2 of the Neath Port Talbot LDP.

- 9 Prior to occupation of the dwelling hereby permitted, an artificial nesting site for birds shall be erected on each dwelling to one of the following specifications, and retained as such thereafter;

Nest Box Specifications for House Sparrow Terrace:

Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings.

Entrance holes: 32mm diameter

Dimensions: H310 x W370 x D185mm

or

Swift Nest Box Specification:

Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.

Dimensions: H150 x W340 x D150mm

Reason

In the interest of Biodiversity

- 10 Notwithstanding the details submitted and prior to the occupation of the proposed dwelling, the windows on the side elevation serving the study, shall be glazed with obscured glass and any opening vent shall be top hinged with the lowest part of the opening a maximum of 1.7 metres above the floor level of that room, and any replacement window or glazing shall be of a similar glazing and type.

Reason

In the interest of the amenities of the adjoining property

- 11 Prior to the occupation of any dwelling, pedestrian vision splays of 2.4 metres by 2.4 metres shall be provided and maintained each side of each access within which nothing over 600mm in height shall be erected or allowed to grow.

Reason

In the interest of highway and pedestrian safety

- 12 The driveway and car parking facilities shall be constructed in accordance with drawing number 103 B prior to the first beneficial use of the development and retained as such thereafter
Reason
In the interest of highway and pedestrian safety.
- 13 All means of enclosures and privacy screens as detailed on drawings 300 C, 300-1, 104-1 rev E, 104-2 rev E hereby approved, shall be erected prior to the first beneficial use of the development and retained as such thereafter
Reason
In the interest of residential amenity, visual amenity and highway and pedestrian safety.
- 14 Notwithstanding the details submitted and compliance with all other conditions of this permission. The parking layout in accordance with drawing number 103 B, means of enclosure as detailed on drawings 300 C, 300-1, 104-1 rev E, 104-2 rev, installation of artificial bird nesting boxes and all associated works specific to Plot 6 shall be completed within 3 months of the date of this permission by reason of the dwelling being occupied
- Reason: In the interest of highways and pedestrian safety, residential amenity and biodiversity, in accordance with policies TR2, BE1 and EN6 respectively, of the Neath Port Talbot Local Development Plan

Regulatory Conditions

- 15 Prior to the first beneficial use of the balconies hereby approved, the high obscure-glazed privacy screens as shown on approved drawing Balconies Rev B-A1 landscape (received 27 July 2021), shall be erected as shown on the inner elevation of the balconies hereby approved, and these shall be retained as such thereafter.
Reason: In the interest of residential amenity of the occupiers of the proposed and neighbouring properties, and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan
- 16 Any gates shall be of a type which open inwards only, can be seen through and shall be maintained as such thereafter.
Reason
In the interest of highway and pedestrian safety
- 17 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no buildings shall be erected other than those expressly authorised by this permission and identified on the approved drawings.
- Reason:
In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the particular layout and design of the development, residential amenity, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), there shall be no extension or external alteration to any building forming part of the development hereby permitted without the prior grant of planning permission in that behalf.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for extensions, having regard to the particular layout and design of the development and need to protect the amenity of nearby properties, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no doors, windows or dormer windows (other than those expressly authorised by this permission) shall be constructed without the prior grant of planning permission in that behalf.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for such additional doors / windows, having regard to the particular layout and design of the development and need to protect the amenity of nearby properties, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan

- 20 There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering the site unless otherwise agreed in writing with the Local Planning Authority

Reason

To safeguard land drainage

- 21 No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the Highway Drainage system unless otherwise approved in writing by the Local Planning Authority.

Reason

To prevent hydraulic overload of the highways drainage system

- 22 Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.

Reason

To safeguard Land drainage

Informatives:

- 1 No site/vegetation clearance/demolition should take place between 1st March to 31st July inclusive to minimise the potential for nesting birds to be disturbed as they are protected by law

2 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com The applicant is also advised that some public sewers and lateral drains may not be recorded on Welsh Water maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Welsh Water in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

3 Welsh Water have requested the applicant accurately locates and marks the location of the sewer prior to commencing operational development

4 Any Fallopia Japonica (Japanese Knotweed) that is located on the site shall be treated and controlled in accordance with the Environment Agency Knotweed Code of Practice

5 The applicant may wish to consider providing and installing a simple water butt or butts to collect run-off water from the roof areas. The applicant can then use collected water, for non-portable uses, such as garden irrigation.

The decision to recommend 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. The Development Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011-2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on residential amenity or be visually harmful. Accordingly, the proposed development is in accordance with Policies SC1 and BE1 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040 and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 27 September 2021

IMPORTANT:

(1) Please note that for all decisions issued after 16th March 2016 for outline or full planning permission, a revised decision notice will be issued whenever a subsequent consent is given, for example providing details of any Reserved Matters approvals (outline applications only) and/or approval of conditions (including on Reserved Matters). This will ensure that the current status of the conditions applied to a consent is clear. Accordingly you are advised to visit www.npt.gov.uk/planning to view the application documentation to see if this is the current version, or whether it has been superseded by a more up-to-date revision of this Decision Notice. For Reserved Matters approvals the revised Decision Notice will only be shown under the Outline approval.

(2) Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

(3) In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition). 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.

(4) The developer should have regard to Sections 4, 7, 8 and 8A of the 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 8300:2009+A1:2010).

(5) From 1st October 2012 it has been an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2012 the vast majority of all existing private sewers and lateral drains which link with the public sewer network were transferred to Welsh Water. For further details on how this will affect your development please contact: Welsh Water Developer Services, PO Box 3146, Cardiff, CF30 0EH. Telephone No. 0800 9172652 or email: developer.services@dwrcymru.com.

IMPORTANT INFORMATION: TOWN AND COUNTRY PLANNING ACT 1990

The applicant's attention is drawn to the notes below.

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- (2) You can also appeal to the Welsh Government against a decision to refuse permission or grant subject to conditions in respect of applications made for :- Listed Building or Conservation Area Consent; Consent under a Tree Preservation Order; Advertisement Consent.
- (3) You can also appeal If your application for a Certificate of Lawful Existing Use or Lawful Proposed Use is partly or wholly refused or is granted differently from what you asked for (under Section 195/196) of the Town and Country Planning Act 1990 (as amended).
- (4) If you are aggrieved of the LPAs decision, the following deadlines apply for appeals to be submitted to the Welsh Government (from the date of the Council's decision):-

(1) Planning Permission (with the exception of Minor Commercial and Householder applications – see below)	Within 6 Months
(2) Householder Appeal see endnote i	Within 12 weeks
(3) Minor Commercial Appeal see endnote i	Within 12 weeks
(4) Listed Building or Conservation Area Consent appeals	Within 6 months
(5) Tree Preservation Order (TPO) Consent	Within 28 days
(6) Advertisement Consent	Within 8 weeks
(7) Certificate of Lawfulness of Existing (Section 191) or Proposed (Section 192) Use or Development	Within 6 months
(8) Hazardous Substances Consent	Within 6 months
- (5) Appeals must be made on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0303 444 5940, or online at www.planningportal.gov.uk/pcs .
- (6) The Welsh Government has power to allow a longer period for the giving of notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- (7) The Welsh Government is not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted having regard to the statutory requirements to the provisions of the development order, and to any directions given under the Order. They do not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.
- (8) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the County Borough Council, in which the land is situated, as the case may be, a **purchase notice** requiring that Council purchase his interest in the land in

accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Making an Appeal

- (9) Please note that for all applications received by the LPA after 5th May 2017, it is now a requirement that any appeal made to the Planning Inspectorate (other than Householder and Minor Commercial Appeals, and appeals against refusal to grant advertisement consent) must be accompanied by all the information and evidence you intend to rely upon (a **“full statement of case”**). You must also send a copy of the notice of appeal and full statement of case to the LPA.
- (10) In addition, for ‘planning appeals’ an amendment to an application following notice of appeal may only be made to correct an error.
- (11) Additional details and information on making an appeal to the Welsh Government is available from the Planning Inspectorate at the above address and website. The relevant documents are entitled “making your planning appeal” and “planning appeals Public Local Inquiries”.
- (12) Further correspondence regarding this application should bear the reference number quoted on the top of the decision notice.

THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

- BUILDING REGULATIONS – Please contact buildingcontrol@npt.gov.uk or 01639 686949 to discuss all aspects of the service that is offered by Building Control
- HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

ⁱ Please see the [Town and Country Planning \(Referred Applications and Appeals Procedure\) \(Wales\) Regulations 2017](#) for appeal procedures and for full definitions of:

- *“householder application”* (essentially an application for the enlargement, improvement or other alteration of a dwellinghouse, or development within the curtilage of such a dwellinghouse, or change of use to enlarge the curtilage of a dwelling house)
- *“householder appeal”* means an appeal in relation to a householder application, but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.
- *“minor commercial application”* (essentially relates to existing buildings of no more than 250 square metres gross external floor space at ground floor level, currently in use for any of the purposes set out in Schedule 1A to The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2015 which is an application for change of use from Class A1 to A2 or A3; or Class A2 to A3); or the carrying out of building or other operations to a shop front.
- *“minor commercial appeal”* means an appeal in relation to a minor commercial application but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.