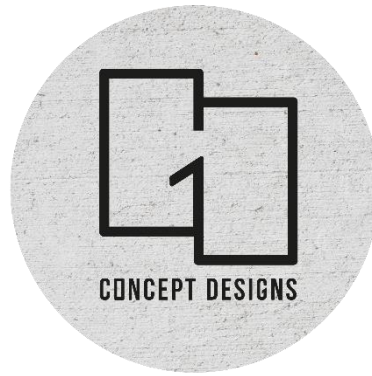




**Plot 22 Clos Dewi Sant
Bryn
Port Talbot
SA13 2RZ**

Planning Cover Letter

This full planning application is seeking to obtain consent for the retention of the existing new build dwelling and external works that have been constructed at Plot 22 Clos Dewi Sant, Bryn along with some additional privacy fencing and hedging.

The development benefits from extant planning consent P2019/0357 for the construction of a detached residential dwelling with associated access, parking and retaining structures. However, some changes were required in relation to the approved access steps which requires a full new planning application.

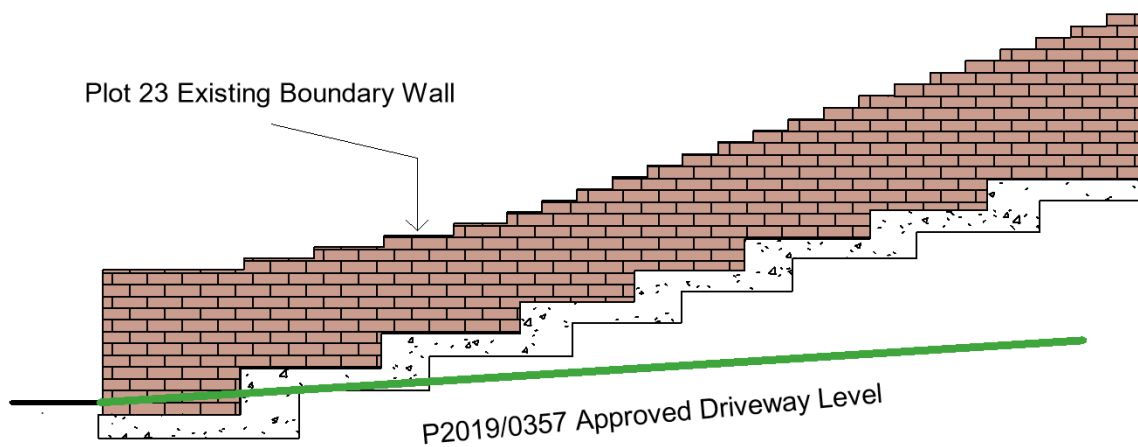
Proposed Changes to Access Steps

P2019/0357 allows the construction of access steps as per the below extract taken from the approved Site Plan.



During the time when the original site survey information was collated and the original planning application submitted, the side boundary walls of Plot 23 had not been constructed. By the time planning consent had been granted for Plot 22, Plot 23 had constructed their side boundary walls.

The side boundary walls constructed by Plot 23 have been constructed utilising stepped foundations; stepping up from the front boundary towards to the dwelling. This has subsequently meant that the driveway, layout and levels for Plot 22 could not be constructed in accordance with the approved plans, as the existing foundations of Plot 23's boundary walls would have been exposed and undermined by the approved driveway levels. This is illustrated below with the green line representing the approved Plot 22 driveway level vs the approximate foundation levels of Plot 23 side boundary wall.



To overcome this issue the access steps have been relocated to abut the wall of Plot 23 ensuring that the foundations are not exposed and undermined, whilst retaining a very aesthetically pleasing street scene. The below proposed site plan extract shows the relocated steps as currently constructed.



Since construction of the relocated access steps, the property owners at Plot 23 have raised concerns in relation to views into their front patio doors when walking up the access steps. There are existing views into the front patio doors from the existing public footpath, but this application does propose additional privacy measures in the form of 1800mm high laurel hedging which will completely prevent persons looking over into Plot 23 (and into their front patio doors) when walking up the access steps. Below is an extract from visuals produced using surveyed information which demonstrates that a privacy hedge as proposed will screen Plot 23 but also looks very aesthetically pleasing on the street scene; adding a softness to what is a very hard landscape. The extracts below also demonstrate that the hedging will not impede on any view out from Plot 23 due to the level differences between the two plots.



NPT Planning Officers have also raised some concern with overlooking into the front windows of Plot 21 from Plot 22 front garden area. We have liaised with Plot 21 property owners and they have voiced their desire not to screen this area, as they believe it may impair their views out in that particular direction. Whilst we acknowledge their views, we understand that Planning Officers will require this area screened due to overlooking and privacy concerns, therefore it is proposed to screen this area utilising modern horizontal timber slats (painted grey) which will match nicely with the architectural style and feel of the existing dwelling. See below visual which demonstrates this. It is also proposed to utilise this same style timber slatting on top of the front retaining wall above the driveway area.



Summary

We feel the proposed relocation of the access steps is the correct solution working with the constraints of Plot 23 boundary wall foundation levels. The steps have been designed with the street scene in mind and we feel the proposals remain in keeping with the wider development and do not detract from the overall quality of the development. Measures have been proposed to ensure that the relocation of the access steps does not impact on the privacy or visual amenity of the neighbouring properties with the soft landscaping enhancing the visual amenity for all along Clos Dewi Sant.

Yours faithfully,

Gareth Owen