

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

Tel **Ffôn** 01639 686868
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Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	13
Suffix	
Property name	
Address line 1	Thorney Road
Address line 2	
Town/city	Baglan
Postcode	SA12 8LW

Description of site location must be completed if postcode is not known:

Easting (x)	274423
Northing (y)	193459

Description

2. Applicant Details

Title	Mr
First name	James
Surname	Turner
Company name	
Address line 1	13, Thorney Road
Address line 2	
Address line 3	
Town/city	Baglan
Country	United Kingdom
Postcode	SA12 8LW

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title

Mr

First name

David

Surname

Paynter

Company name

dp Architecture Ltd

Address line 1

56 Walter Road

Address line 2

Address line 3

Town/city

Swansea

Country

United Kingdom

Postcode

SA1 5PY

Primary number

01792466554

Secondary number

07775853754

Email

david@dparchitecture.co.uk

4. Description of Proposed Works

Please describe the proposed works:

Increase in roof pitch and provision of cat-slide dormer to the rear of the property. This will allow for the provision of a master bedroom, en suite and dressing room with an essential home office in the attic space. This will make the existing master bedroom and the bedroom behind available to be adapted to provide a bedroom with en-suite and a sensory room for the applicants oldest child, who has special needs.

Has the work already been started without planning permission?

☐ Yes ☒ No

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

6. Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

☐ Yes ☒ No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

7. Biodiversity and Geological Conservation

Does your proposal involve:

- (i) demolition of a building? ☐ Yes ☒ No
- (ii) alterations or enlargement to your roof? ☒ Yes ☐ No
- (iii) the loss of any trees or hedgerows? ☐ Yes ☒ No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
- ☐ The applicant
- ☐ Other person

9. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	
Surname	
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

A planning application was registered on 4th October 2021 (ref P2021/0990) for "Increase in roof pitch and provision of cat-slide dormer to the rear of the property, plus provision of elevated balcony"

This was refused for the following reasons:-

The provision of the raised balcony to the rear elevation would, due to its height above ground-level and projection from the rear elevation of the property, result in the introduction of an obtrusive feature which would be visible from the street-scene along Thorney Road. In addition, it is noted that no screening is proposed on either end of the balcony which means that it would create unacceptable overlooking issues into the residential properties to the east and west, to the detriment of their residential amenity and privacy. Furthermore, if 1.8m high obscurely-glazed screens were introduced on either end of the balcony these would be visible from the street-scene and further exacerbate the detrimental visual impact. As such, the proposal would have an unacceptable impact in terms of visual and residential amenity and would be contrary to Policy BE1 of the Neath Port Talbot Local Development Plan and the Design Supplementary Planning Guidance.

This application is for the "Increase in roof pitch and provision of cat-slide dormer to the rear of the property" only.

This revision was discussed with Mr Russell Borthwick by the applicant prior to submission.

10. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

11. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

11. Ownership Certificates

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person role

- ☐ The applicant
☒ The agent

Title	Mr
First name	David
Surname	Paynter
Declaration date	05/11/2021

☒ Declaration made

12. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role

☐ The applicant ☒ The agent

Title	Mr
First name	David
Surname	Paynter
Declaration Date	05/11/2021

☒ Declaration made

13. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)	05/11/2021
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