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Mr. Ceri Morris
Head of Planning and Public Protection
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

07 January 2022

Dear Mr Morris

Proposal: Erection of replacement single detached garage and boundary wall, including access gate to service compound
Location: 1 Goshen Park, Skewen, Neath SA10 6PT

Covering letter in support of application

As the Council is aware there was a significant flooding incident at Skewen on 21 January 2021 which caused a mineshaft to 'blow out' (uncontrolled outrush of mine water) at the top of the driveway of 1 Goshen Park, Skewen. The location of the incident was very constrained and, as a result, the Coal Authority (hereafter 'CA') purchased the property and subsequently demolished the boundary wall/fence adjacent to the highway and the detached garage to facilitate access for investigations and treatment of the mineshaft.

Once the mine water management scheme works are completed, the CA seeks to replace the removed boundary wall/fence and detached garage in order to 'make good' the property for open market sale. However, as shown on the accompanying drawings, the CA will retain within its ownership an area of operational land in between the dwelling and the adjacent highway, Drumau Road, to the north. This service compound will measure some 44 square metres and will contain manhole access covers, a telemetry kiosk, and a weather station which are required for ongoing maintenance and monitoring. A small gate is included in the proposal for site operatives to access the compound independently of the dwelling and an internal boundary wall¹ in the same design and size as the highway-facing boundary wall will define the extent of the compound from the

¹ The internal boundary wall will be Permitted Development under Schedule 2 Part 2 (Minor Operations) Class A of The Town and Country Planning (General Permitted Development) Order 1995 and therefore does not form part of this submission.

remaining residential curtilage. The service compound, which does not form part of this planning application but is annotated on the Proposed Layout Plan for information, will be developed as part of the ongoing mine water management works.

Notwithstanding the unique history behind this development proposal, the householder planning application is made simply to **erect a replacement single detached garage and boundary wall, including access gate to service compound.**

As well as this covering letter and accompanying photographs, the following drawings are submitted to comprise part of the application documentation:

- **Site Location Plan** – dwg no. I-363005/08/01 Rev P1;
- **Existing Layout Plan** – dwg no. I-363005/08/02 Rev P1; and
- **Proposed Layout and Elevations Plan** – dwg no. I-363005/08/03 Rev P1.

With reference to the **Neath Port Talbot CBC Local Development Plan (2011 – 2026)** the site lies entirely within Settlement Limit (SC1) of Skewen and there are no environmental or heritage designations upon or within close proximity of the property.

In reviewing the Local Development Plan it is evident that the most pertinent policies to consider in assessing the proposal are **SC1** and **BE1**.

Policy SC1 ‘Settlement Limits’ states that, *‘Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy will be acceptable in principle’.*

Policy BE1 ‘Design’ states that, ‘All development proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places’. The policy advances to identify a range of criteria that proposals must satisfy, *inter alia*:

- *‘It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;*
- *It respects the context of the site and its place within the local landscape, including its impact on the important arterial gateways into the County Borough, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;*
- *It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate; and*
- *It would not have a significant adverse impact on highway safety, the amenity of occupiers of adjacent land or the community’.*

It is also acknowledged that the Council has an adopted **‘Design’ Supplementary Planning Guidance** (July 2017), including **Appendix B** which relates to Householder Guidance. It is aimed at providing advice to householders and developers, considering alterations or extensions to a residential dwelling, or other developments within the curtilage of a dwelling where planning permission is required. It identifies a number of matters that need to be considered, including the impact that extensions can have had upon neighbouring properties, the design of the host property, and the impacts that unsympathetic extensions and alterations can have on the street

scene and the character of the area within which the property is sited. Guidance within the document is a *material planning consideration* in the determination of relevant planning applications.

The proposal is clearly acceptable in principle terms with the site being located entirely within the residential Settlement Limit of Skewen.

With regard to design, the proposal will be a significant improvement on the previous development (now demolished). The proposed 1.8 metre high brick built boundary wall will replace the combination close-boarded fencing and dwarf brick wall (refer to **Photograph 4** in **Appendix 1**) and the proposed detached brick built single garage constructed with a dual pitched roof will replace a flat roofed pebble dashed garage. It is proposed that the brickwork of the wall and the garage, as well as the roof tiles, will match the existing dwelling and generally the wider Goshen Park estate. It is contended that the proposal will be readily assimilated into the residential context and not only complement the character and appearance of the area in terms of siting, appearance, scale, height, massing and elevation treatment but will also enhance the visual amenity of the area for the above reasons.

As the property is situated on a corner plot and the development will be on the highway side of the dwelling there will be no detrimental impact upon the amenities of residents within any adjoining dwelling. It must also be reiterated that the proposal seeks to *replace* a previous development in the same position with the same vehicular access point off Goshen Park (refer to **Photographs** in **Appendix 1**).

In conclusion, the proposed development will not have a detrimental impact upon residential amenity, the character or appearance of the surrounding area by virtue of its size, position and design, or upon highway safety. The proposal would fully accord with the requirements of Policies SC1 and BE1 of the Neath Port Talbot CBC Local Development Plan (2011 – 2026) as well as adhere to the Householder Guidance contained within the adopted 'Design' Supplementary Planning Guidance (July 2017). It is therefore respectfully requested that planning permission should be granted to enable the property to again contribute to the housing stock in the area.

If you require any further information in relation to this matter please do not hesitate to contact me and I look forward to receipt of planning permission.

Yours sincerely

Ashley Langrick

Ashley Langrick BA (HONS) Dip TRP MRTPI

Planning and Development Manager – Corporate Projects

Enc.

Cc. Zoe Rose-Higgins (Head of Public Safety and Subsidence, Coal Authority)

Appendix 1 – Photographs



Photograph 1 – Present view towards the west from Drumau Road



Photograph 2 – Further present view towards the west from Drumau Road



Photograph 3 – View towards the east from Drumau Road prior to demolition of the previous garage and boundary treatment



Photograph 4 – View towards the south west from Drumau Road prior to demolition of the previous garage and boundary treatment



Photograph 5 – View towards the south from Drumau Road prior to demolition of the previous garage and boundary treatment

End.

07 January 2022