

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	90
Suffix	
Property name	
Address line 1	Commercial Road
Address line 2	
Town/city	Taibach
Postcode	SA13 1LR

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

Easting (x)	277535
Northing (y)	188677

Description

2. Applicant Details

Title	Mr
First name	Robert
Surname	Howells
Company name	
Address line 1	90 Commercial Road
Address line 2	Taibach, Port Talbot
Address line 3	West Glamorgan
Town/city	West Glamorgan
Country	United Kingdom
Postcode	SA13 1LR

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

We plan on creating a drive at the front of the house and having a dropped kerb so we can park 2 cars on the drive as it is getting increasingly difficult to park outside the house.

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	Nicola
Surname	Lake
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

Dear Ms Howells,

I write regarding your enquiry in relation to the formation of a vehicle cross-over at your property – 90 Commercial Road in Taibach. I am able to confirm that as Commercial Road is a classified highway that planning permission would be required for the formation of a vehicle crossover or dropped kerb over the footpath. I note from Google Streetscene that the front garden of your property currently appears to be grassed. As such I would imagine that you may also be intending to create an area of hardstanding to park your cars on. This hard surface will either need to be surfaced in a hard bound porous material that will allow the surface water to drain through it or it will have to be designed so that the surface water runoff drains into a porous area or soakaway located within your property. Most people incorporate into the design for the development an 'Aco' drain that is a grill that runs along the back edge of the pavement, within your property that ensure that no surface water from the hardstanding/driveway runs onto the public highway. The Highway Authority have considered the proposed development and while normally there would be a concern that a vehicle access in this location would result in vehicles not being able to enter and leave the site in a forward gear, they have considered the existing accesses that are on adjacent properties and for this reason have stated that they would not object in this particular case.

To submit a valid planning application you will be required to submit the following information:

- A completed set of household application forms – These can either be downloaded from the Council's website<https://www.npt.gov.uk/2321> or you can submit your application electronically using the Welsh Government's planning portal website athttps://www.planningportal.co.uk/wales_en/
- A location plan with the application site outlined in red and with the north point shown – normally at a scale of 1:1250.
- A block plan with the proposed development shown in situ with the two adjacent properties shown. Normally at a scale of 1:500.
- An existing and proposed plan showing the proposed layout of the development with associated drainage arrangements and materials. Normally at a scale of 1:100 or 1:50.
- A valid planning application fee. For an application of this type that would be £230.

If the application is not being submitted using the planning portal you can either email it to toplanning@npt.gov.uk or you can post it to Development Management, Neath Port Talbot Council, The Quays, Brunel Way, Baglan Energy Park. Briton Ferry, Port Talbot. SA11 2 GG.

I hope this information is of assistance to you, however it is given without prejudice to the Council's position in the determination of any application which may be submitted.

Regards,
Nicola Lake.

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

**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

First name

Surname

Declaration Date

☒ 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)