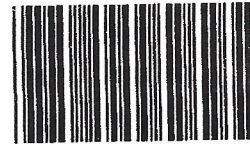


Reference No: P2004/0686



**NEATH PORT TALBOT COUNTY BOI \*3D900\*  
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT  
PROCEDURE) ORDER 1995**

**APPROVAL OF FULL PLANNING PERMISSION**

**Name and address of the applicant**

**The Second Generation Co (1994)  
Ltd  
P.O. Box 38  
Grays  
Essex  
RM175FD**

**Name and Address of the agent**

**Mr G Durrant  
131 Red Lion Close  
Tivdale  
Oldbury  
B69 1UY**

Whereas on the Monday, 10 May 2004 you submitted an application for the following development:-

**PROPOSAL TWO BEDROOM DETACHED DORMER  
BUNGALOW  
LOCATION THE ENGINE HOUSE PANTYFEDWEN CWMGORS  
AMMANFORD**

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND ORDER HEREBY PERMITS THE DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH THE APPLICATION AND THE PLANS SUBMITTED THEREWITH, SUBJECT TO COMPLIANCE WITH THE CONDITIONS SPECIFIED HEREUNDER:

**CONDITIONS:-**

(1)The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Continued/

**Reference No: P2004/0686**

**Reason**

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

(2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

**Reason**

In the interest of the visual amenity of the area.

(3) All boundary treatments as outlined on the approved plans shall be erected on site prior to the first occupation of the dwelling, and shall be retained as such thereafter.

**Reason**

In the interests of Highway and Pedestrian safety.

(4) Prior to the first use of the dwelling hereby approved the two off street car parking spaces shall be provided and hardsurfaced in concrete, tarmacadam or block paving. A minimum of two off street car parking spaces shall be retained within the curtilage of the dwelling thereafter.

**Reason**

In the interests of Highway and Pedestrian safety.

(5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or dormer windows (other than those expressly authorised by this permission) shall be constructed.

**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 , having regard to the particular layout and design of the estate.

(6) The area forward of the 6m radius edged in green on the attached plan shall be hardsurfaced in concrete or tarmacadam and kept open and free for public use as part of the turning area of the access drive thereafter.

**Reason**

In the interests of Highway and pedestrian safety.

Continued/

**Reference No: P2004/0686**

(7) This consent relates to the amended plans submitted on the 18th June 2004.

Reason

In the interests of Clarity.

(8) The surface water and land drainage shall not be discharged into the public foul sewer.

Reason

To prevent overloading the public sewer system.

*G. A. I. Jones*

Signed : .....

**Director of Environment & Consumer Services**

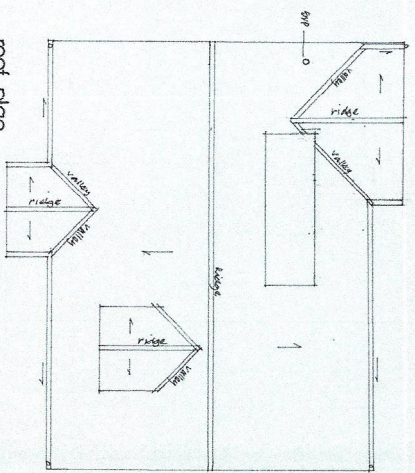
**Date: 20/07/04**

**IMPORTANT NOTES:**

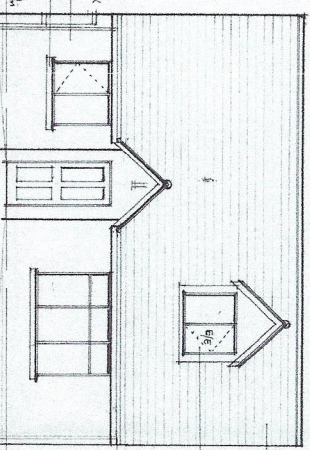
(1) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2001).

(2) 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.

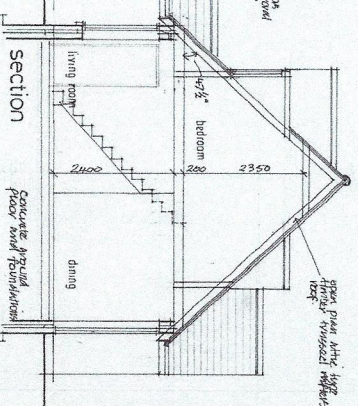
(3) Before commencing development, the developer is advised to contact Hyder Network Development Consultants on 01443 331155 in relation to building in the vicinity of a sewer or a connection to a sewer.



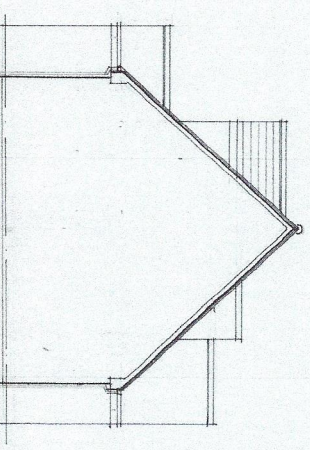
roof plan



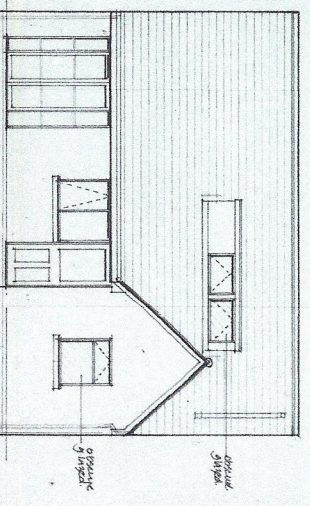
front elevation



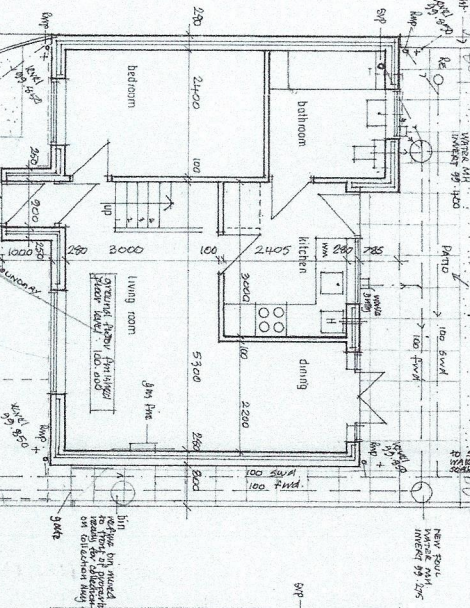
section



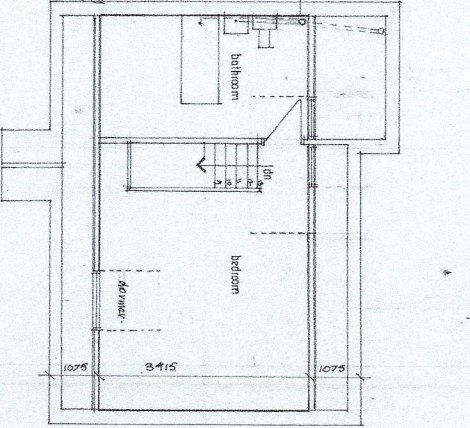
side elevation



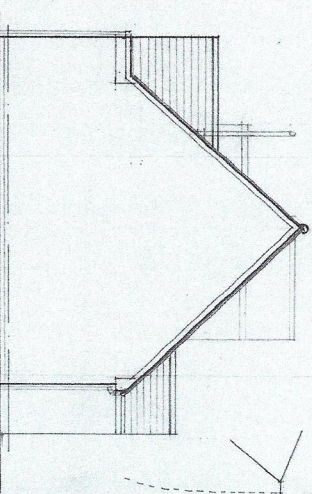
rear elevation



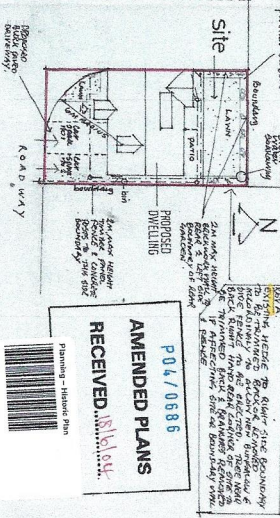
ground floor



first floor



side elevation



site layout & block plan

**Graham Durrant Design**  
Architectural Design Service

**The Engine House**  
Cwmgor  
Armanford SA14 1DA

**Ammanford Dyfed**  
PROPOSED 2 BEDROOM DETACHED APPROXIMATELY  
04/7/10  
20 JUL 2010

**Graham Durrant Design**  
Architectural Design Service  
Tel: 01594 822233

