

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (WALES) ORDER 2012**

APPROVAL OF FULL PLANNING PERMISSION

Name and address of the applicant Name and address of the agent

**MR RYLAN LOPEZ
11 PRINCESS DRIVE
WAUNCEIRCH
NEATH
SA10 7PZ**

**AP ARCHITECTURE AND
PLANNING LTD
46 HEOL TIRCOED
TIRCOED FOREST VILLAGE
PENLLERGAER
SA4 9QZ**

Whereas on the Thursday, 23 April 2015 you submitted an application for the following development:-

**PROPOSAL Demolition of existing dwelling and construction of
two-storey detached 5-bedroom replacement
dwelling. (amendment to previous planning
application P2013/0448 approved on 03/02/14)**
**LOCATION GLYNFELIN HOUSE LANE FROM LONGFORD
ROAD TO TAILLWYD ROAD LONGFORD NEATH**

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) Unless otherwise agreed in writing, prior to the first occupation of the approved dwelling, full details of the replacement tree planting and the proposed times of planting, shall be submitted to and approved in writing by the Local Planning Authority. All tree planting shall be carried out in

Reference No: P2015/0269

accordance with the approved details. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, (or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective), another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason

In the interest of visual amenity and to accord with Section 197 of the Town and Country Planning Act 1990.

(2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as agreed under P2015/0226 approved on 26/05/15. Development shall be carried out in accordance with the approved details only.

Reason

In the interest of the visual amenity of the area.

(3) The Bat Mitigation shall be as agreed under P2014/1132 approved on the 12/12/14.

Reason

In the interest of bat mitigation, which are a European protected species.

(4) The bat house in accordance with drawings RL/PBH/01/C/001C dated 19/11/2013 and the Bat House Location Plan received 26/11/2013, shall be retained as such thereafter, and shall be for the sole use of bat mitigation only.

Reason

In the interest of bat mitigation, which are a European protected species.

(5) Where any species listed under Schedules 2 or 5 of the Conservation of Habitats and Species Regulations 2010 is present on the site, or other identified part in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned regulations and a copy thereof has been submitted to the Local Planning Authority.

Reason

To ensure conservation of protected species and their habitats.

(6) All tree works on site shall be as agreed under P2015/0088 approved on 13/10/15, and retained throughout the construction phase of the approved development.

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Reason

In the interests of visual amenity and ecology, as the trees may provide habitats for nesting birds and roosting bats.

(7) Notwithstanding the details agreed under P2015/0088, no works shall be undertaken to trees covered by Tree Preservation Order T21/W1 without the written approval of the Local Planning Authority.

Reason

In the interests of visual amenity and ecology, as the trees may provide habitats for nesting birds and roosting bats.

(8) External lighting shall be implemented as agreed under P2014/1132 agreed on 12/12/14 and retained as such thereafter.

Reason

In the interest of bat mitigation, which are a European protected species.

(9) The planting and landscaping for the area around the bat mitigation house shall be as agreed under P2014/1132 agreed on 12/12/14 b. The approved scheme shall be fully implemented on site in the first planting season following first use of the bat house, and any trees or plants which within a period of five years are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and the same species, unless the Local Planning Authority gives written consent to any variation.

Reason

In the interest of bat mitigation, which are a European protected species.

(10) The final Archeological report which shall be undertaken in accordance with the "Written Scheme of Investigation for Level III Historic Building Record (HBR) Survey by Rubicon Heritage" and the "Written Scheme of investigation for Archaeological monitoring (demolition) and Archaeological Watching Brief by Rubicon Heritage", as agreed under P2015/0310 approved on 17/04/15 shall be submitted to and approved in writing by the Local Planning Authority no later than 4 weeks after the completion of the fieldworks.

Reason

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

(11) The finished floor levels and ground levels shall be as agreed under P2015/0229 agreed on 26/05/15.

Reason

In the interest of visual amenity.

(12) Prior to first occupation of the dwelling foul water drainage of the site shall be connected to the existing septic tank, and surface water shall be connected to the existing system draining to the watercourse, and retained as such thereafter.

Reason

In the interest of adequate drainage of the site.

(13) Notwithstanding the submitted plans, prior to the occupation of the dwelling a turning facility shall be provided to the driveway leading to the garage. The turning facility shall have the minimum traverse length of 7m and shall be retained as such thereafter

Reason

To allow vehicles to enter and leave in a forward gear in the interest of highway and pedestrian safety

(14) Notwithstanding the submitted details and unless otherwise agreed in writing, the approved solar panels should not protrude more than 20 centimetres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope.

Reason

In the interest of visual amenity.

(15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no garages or outbuildings shall be erected (other than those expressly authorised by this permission), and there shall be no extension or external alteration to any building forming part of the development hereby permitted under Schedule 2 Part 1 Class A (enlargement/improvement of a dwelling), Class B (enlargement or alteration to roof), Class C (any other alteration to roof) and Class D (porches) without the prior grant of planning permission in that behalf.

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 outbuildings, extensions and other external alterations.

REASON FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be

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in accordance with the Development Plan unless material considerations indicate otherwise.

It is considered that the proposed development would not have a detrimental impact upon residential amenity or upon the character and appearance of the surrounding area/open countryside, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policies GC1, ENV17, T1, ENV1, ENV2, ENV5 and ENV8A of the Neath Port Talbot Unitary Development Plan.

(1) The applicant is advised to contact Wales & West Utilities prior to the commencement of work on site in respect of any gas pipes in the proximity of the application site.

(2) The applicant is advised that, ideally, sustainable drainage principles should be implemented on site. Further information on SUDS can be obtained from the CIRIA website www.ciria.org.uk, and from www.sudswales.com. SUDS information is also included in the Natural Resources Wales planning advice note, along with guidance on pollution prevention and waste management.

(3) The applicant is advised that the access ramp into the underground garage should have a minimum width of 3.6 metres and constructed to maximum gradient of 1 in 9 to ensure safe/usable access to the garage.

(4) The applicant is advised that the area edged in red forms the residential curtilage for the replacement dwelling. The land edged blue does not form part of the residential curtilage.

(5) The applicant is advised that this consent does not give permission for any works to trees covered by a Tree Preservation Order and which are outside of the application site edged in red. A separate tree works application would be required for such works.

(6) The applicant is advised that any existing drainage pipes, highway drain or highway run-off entering, crossing or discharging onto the development site should be accommodated into the site development works by the developer. No building should be erected over or within the safety zone of any culvert or watercourse, to ensure satisfactory drainage of the site.

(7) The applicant is advised that there should be no interference, alteration or diversion of any ditch, watercourse, stream or culvert crossing or bordering

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the site, without prior consultation and written agreement with the Local Authority.

(8) Any gates fronting the lane should open inwards

(9) Each driveway and parking area shall be hard surfaced in porous asphalt, or permeable block paving or a provision made to direct run off from the hard standing to a permeable or porous area within the curtilage of the dwelling to a maximum gradient of no greater than 1 in 9 or no less than 1 in 150

Signed : 
Nicola Pearce – Head Of Planning

Date: 14/10/2015

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) From 1st October 2012 it will be an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2012 the vast majority of all existing private sewers and lateral drains which link with the public sewer network will transfer to Welsh Water. For further details on how this will affect your development please contact: Welsh Water developer Services, PO Box 3146, Cardiff, CF30 0EH. Telephone No. 0800 9172652 or email: developer.services@dwrcymru.com