

**APPLICATION (RETROSPECTIVE) FOR CONSENT TO REPLACE TWO DILAPIDATED CORRUGATED IRON GARAGES WITH SINGLE GARAGE/WORKSHOP (NON COMMERCIAL) ON LAND NORTH OF YNYS-Y-NOS, PONTWALBY, NEATH SA11 5LS**

**Supporting Statement**

**Site History**

The site lies immediately to the north of gardens serving residential property in Ynys y Nos. The land was used as an allotment for many years but also housed, at the western end, two single, corrugated iron, garages opening on to the track (owned by the applicant) that runs from the adjacent play area to Ty Carreg and other residential property to the east.

The garages were used by the applicant's late father until being let under licence in 2009 to a local resident – the licence is available for examination if required.

The garages, which date back to the 1960s, became dilapidated and insecure and as the very nature of the construction mitigated against repair the licence was surrendered. The empty garages proved to be a lure to local children and the immediate area was used for illicit deposit of garden waste, building waste and other extraneous matter that the applicant had to clear and dispose of at his cost from time to time.



The applicant was approached by another local man who undertook, with the benefit of a licence, to clear the site and build a new, single garage/workshop for his personal use and to generally clean and clear the land.

## **The Works**

The work, over the footprint of the original garages, commenced with neither licensor nor licensee being aware that planning consent may be required for such work.

The applicant received a letter dated 3 February 2022, from Neath Port Talbot Local Planning Authority advising that the work may well require planning consent as a result of which the applicant advised the licensee to cease work immediately – no work has been done on site in the interim and the garage/workshop is unfinished.



In a letter dated 18 March 2022, the LPA advised the applicant that after considering the facts the Authority had concluded that planning consent was required as a consequence of which there had been a breach of planning control that warranted enforcement action.

The applicant contacted a planning consultant who confirmed that the work did constitute a material change that required consent and that a retrospective application should be prepared and submitted.

The agent was instructed to contact the LPA which he did on 25 March 2022 by 'phone (unsuccessfully), email and letter (also emailed). After visiting the site on 28 March 2022, the agent spoke to the LPA on 29 March 2022, submitted evidence (by email) of the old garages on plan and by photograph and advised that he was instructed to lodge the application supported by this statement.

## **The Building**

The building is unfinished. If consent is granted the blockwork will be skimmed and painted white or such other colour as the LPA stipulates. Surface water will fall to a gutter running along the length of the south-west elevation with the fall to a downpipe to the northern end of the building into a stoned soakaway. All building waste and general detritus deposited by others will be collected and disposed of.

The building sits on the footprint of the two garages it replaces. It offers considerable betterment in terms of:

- Appearance – it removes two eyesores;
- Improved safety in that the access to the garage is on the north-eastern elevation away from pedestrians passing the site rather than on the south-western elevation as was the case with the former garages;
- Child safety and danger – the garages are immediately adjacent to a children's play area and offered an attractive 'adventure' to some children as the garages were insecure. The new garage would be secure from children who in any event would be less likely to be attracted to a building which presents a blank wall to the play area;
- The licensee will look to enhance biodiversity by attaching two no bird nesting boxes to the south-eastern and north-eastern elevations.

## **Conclusion**

The applicant did not set out to frustrate or 'by-pass' the planning system. He would not be the only land owner who had commissioned or carried out to replace one building with another of similar size and use under the firm impression that such work was outside the scope of the system. Once it was pointed out that the work did constitute a material change, all work stopped and as soon as that assertion was confirmed the applicant committed to an application.

It is contended that not only does the work cause no damage to interests of acknowledged importance it offers considerable improvement in outlook and safety. The Authority is requested to consider those points and grant consent for the work to be completed to realise those benefits.

**2 APRIL 2022**