

Our ref: 19191_R01_1

40 Victoria Gardens, Neath, SA11 3BH

Background

Planning permission for change of use from A2 to sui generis was granted in March 2018 under planning application P2018/0225.

In December 2021 a separate application for conservation area consent to demolish the garage to the rear was granted under application no. P2021/1241.

Objective of Non-material amendments

This application seeks to amend planning conditions (2) and (3) of planning application P2018/0225.

Condition (02) contains the approved plans and documents.

Following the demolition of the garage the internal layout has been altered to suit the client's needs. The new plans keep the existing single storey flat roofed extension to the rear (this was to be demolished under the original application), with patio doors installed to the existing door and window opening. A window is also to be installed into the existing door opening to the rear of the ground floor training room.

The new plans are shown in the following drawings:

- PL(01)01 – Location and Site Plan
- PL(02)01-B – Proposed Floor Plans
- PL(04)01-C – Proposed Elevations

Condition (03) stipulates the materials should match those used in the existing buildings. The existing and the proposed alternative materials are listed in figure 1 below and illustrated in the aforementioned drawings.

Significance of Asset

40 Victoria Gardens, Neath is a late Victorian / Edwardian mid-terrace property situated in the Neath Town Centre Conservation Area. The importance of this area is the traditional commercial centre, public buildings, the castle, St. Thomas's Church, and Victoria Gardens Park, which 40 Victoria Gardens is adjacent to. 40 Victoria Gardens is not listed but the principal elevation does retain some original architectural features such as coursed stonework walls with ashlar quoins, and decorative cornice and lintels, which contribute to the preservation of the conservation area aesthetic. To the rear, the historical appearance has been diluted by the use of modern cement renders, PVC-u rainwater goods, removal of traditional boundaries and the presence of a modern flat roofed single storey extension.



Photo 1 – Front elevation



Photo 2 – Rear elevation

Reasons for design changes and impact on conservation area

Condition (02). Demolition of the garage was necessary as it was in very poor condition and posed a hazard. The new layout is required to accommodate the loss of the garage and to suit the client's needs. The proposed use class (sui generis) has not changed from the original application.

The new layout does not require any alteration to the existing building footprint therefore the impact on the conservation area is minimal.

Condition (03). The justification for each of the proposed materials are listed in figure 1.

To the front elevation the proposed changes will have some visual impact, however the proposed colours, materials and designs are similar to the original and are in keeping with alterations made to other properties in the vicinity. To the rear, much of the historical and architectural context has already been lost and this aspect is not visible from the historically important Victoria Gardens. Furthermore, the rear elevation is in a relatively dilapidated state and the proposed works will serve to improve the appearance and positively contribute to the conservation area.

Overall, the impact of the proposed changes on the character of the conservation area is low and any minor visual alterations should be balanced against the environmental benefits of using thermally superior products and the community benefit of returning the property to a habitable state for use by a charitable organisation.

Figure 1 – Existing and proposed materials and justification for use

Item / Element	Existing	Proposed	Justification for material choice
Rooflight – front elevation.	N/A	Aluminium clad timber in anthracite grey (Velux Standard Roof Window or similar)	Planning permission for the rooflight has previously been granted under application P2018/0225. Anthracite grey closely matches the colour of existing roof slates. A number of nearby properties have been fitted with similar roof lights (e.g. No's. 42, 32-34, 30, & 28 Victoria Gardens), setting a precedent for the street (see appendix. A – Photo 1)
Bay window roof.	Bitumen felt, self-coloured black.	Bitumen felt, self-coloured black.	Material matches existing.
Flat roof to rear single storey extension.	Bitumen felt, self-coloured black.	Black EPDM.	The proposed material is a similar colour to the existing covering. The roof area is relatively small and is only visible from the lane to the rear of the property. Therefore, any visual impact on the conservation area is minimal.
External walls – rear elevations.	Spar dry dash to rearmost gable wall. Smooth render to remainder of rear elevations.	Spar dry dash to match existing to all rear elevations.	Proposed material matches materials used elsewhere on the rear elevation and is similar to materials used to the rear elevations of the rest of the street (see appendix. A – Photo 2)
Rear door to single storey flat roof extension.	White painted timber framed single glazed door with timber framed single glazed side windows, all painted white.	White PVC-u double glazed patio doors.	The existing doors and windows are in very poor condition and are beyond reasonable repair. White has been chosen to match the existing colour and this fenestration is only visible from the lane to the rear of the property. PVC-u double glazed doors provide improved thermal performance and security over single glazed timber, lowering the buildings environmental impact.

Existing rear ground floor doorway.	N/A	White PVC-u double glazed casement window, with horizontal transom at half height of window. Top hung opening light provided to upper half of window.	White PVC-u windows match the colour of the existing windows to the rear elevation. The rear elevations have minimal impact on the conservation area and PVC-u windows are prevalent in other properties on the street. The existing doorway has been temporarily blocked up for security reasons.
Windows in following locations: Front elevation - Second floor - First floor - Ground floor bay window Rear elevation - First floor window above flat roofed extension Rear side elevation - Ground floor - First floor	Timber sash single glazed windows painted white.	White PVC-u double glazed casement window, with horizontal transom at half height of window. Top hung opening light provided to upper half of window.	Visually the proposed windows will be similar to the existing as they are white in colour and the half height transom mimics the position of the sashes. The majority of the properties along Victoria Gardens (e.g. No's 42, 36, 32-34, 26, 24, & 20 Victoria Gardens) have been fitted with replacement PVC-u windows in a similar style to that proposed. The proposed windows follow this precedent and complement the rest of the street (see appendix A – Photo 3). PVC-u double glazed windows provide improved thermal performance and security over single glazed timber, lowering the buildings environmental impact.
Ramp and path to front elevation.	Stone slabs to path. No ramp provided.	Brushed concrete to path, slope of ramp and upstands. Buff coloured tactile tiles provided to landings. Galvanised steel handrails provided to ramp.	Planning permission for the ramp has been granted under application P2018/0225. Building regulations requires durable, non-slip and even finishes to be provided to disabled access ramps. Contrasting surfaces and colours are required for landings. Galvanised steel handrails have been used on other properties on the street.
Soil pipe to rear elevation.	Cast iron painted black.	Black PVC-u.	The proposed material is similar in colour and appearance to the original. PVC-u rainwater goods are prevalent along the street and the rear elevation has limited impact on the conservation area aesthetic.



Appendix A

Photographs / Images



Photo 1 – Rooflights (Image courtesy of Google Streetview)



Photo 2 – Render to rear elevations

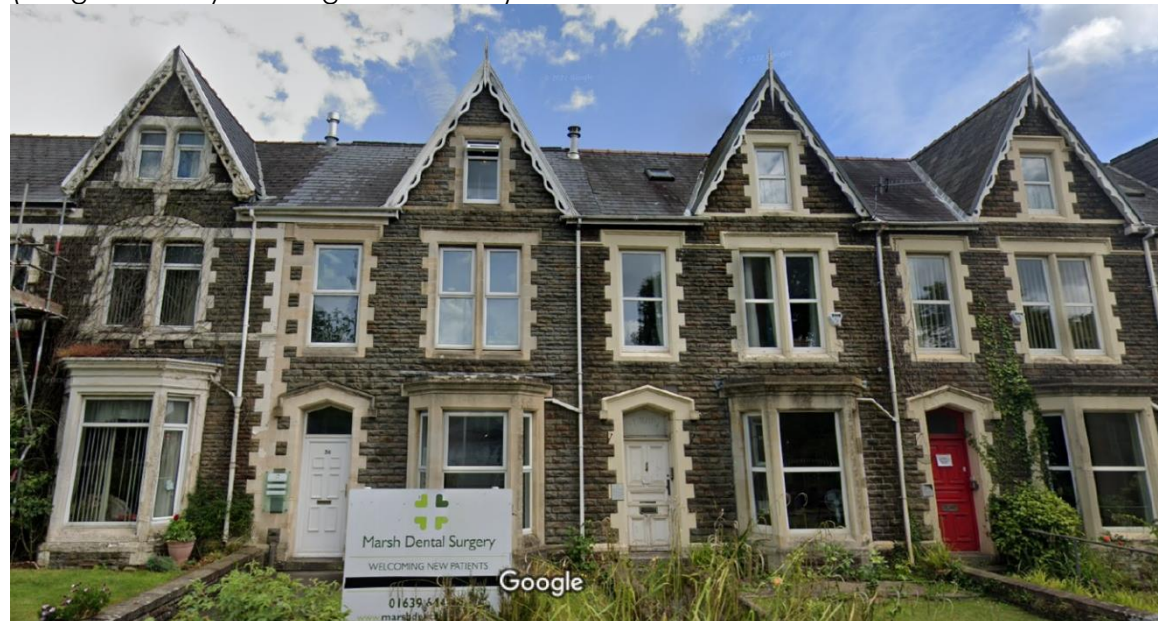


Photo 3 – PVC-u windows to Victoria Gardens (Image courtesy of Google Streetview)



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