



Nicola Lake
Eastern Team Leader
Planning Office
Neath Port Talbot County Council
Brunel Way, Briton Ferry,
Neath SA11 2GG

Client / Applicant:

Amanda Boucher
Llety Cariard
Curwen Close
Pontrhydyfen
Neath SA12 9UT

Dated :02/002/2023

PROPOSAL: Planning application: Two semi-detached, 3 bedroomed dwellings.

Re Pre-App. Ref.: Q2021/0222

LOCATION: Plot Adjacent To 24 Curwen Close Pontrhydyfen SA12 9UT

Dear Nicola,

Further to

NOTICE OF INVALID APPLICATION UNDER SECTION 62ZA(2) OF THE TOWN AND COUNTRY PLANNING ACT 1990 RECIEVED dated 30/01/23.

For ease of reference I reply to each matter as steb out in italics below.

TOPO SURVEY @A3' and 'SITE LAYOUT @A3' seems to be at 1:100 scale but do not measure correctly.

• Please accept my apologies for this error, I enclose the Topographical survey, Site Layout, Landscape design, along with Both Pre and post Development SUDs drawing now adjusted to scale of 1:250, which fits A3 format.

Drawing Nos

003 FDL AB1021 TOPOGRAPHICAL SURVEY

004 FDL AB1021 SITE LAYOUT

005 FDL AB1021 LANDSCAPE LAYOUT

010 FDL AB1021 PRE DEV SUDs

011 FDL AB1021 POST DEV SUDs

Additionally, 'TOPO SURVEY @A3' is named 'FDL AB 1021 003' in the Drawing Schedule, but is named 'FDL AB 1021 010' on the actual plan.

• Please accept my apologies for this error, I have corrected this in the attached amended drawing.

003 FDL AB1021 TOPOGRAPHICAL SURVEY

1 Existing and proposed roof plans are required as the proposed development involves an alteration or extension to the roof. These should be drawn to an identified scale, accurately show the direction of north and detail the shape of the existing/proposed roof. Details such as the roofing material and their location are also typically specified on such plans.

• Please accept my apologies for not providing this at time of application. Please find attached the required drawing detailing all that was requested and noted within drawing reference;

012 FDL AB1021 ROOF LAYOUT.

In addition I also attach a revised drawing schedule 000 FDL AB 1021 DRAWING SCHEDULE.

2 Article 5(1)(c)(ii) of the Town and Country Planning Development Management Procedure (Wales) Order 2012 makes clear that LPAs may request 'any other plans, drawings and information necessary to describe the development' and that this is a validation requirement.

Accordingly, due to the topography of the site existing and proposed levels, should be submitted.

Accordingly, where a proposal involves a change in ground levels, illustrative drawings must be submitted to show both existing and finished levels to include details of foundations and eaves and how encroachment onto adjoining land is to be avoided. Such plans must be

drawn to an identified scale (e.g. 1:50 or 1:100) and show a cross section(s) through the proposed building(s).

Full information should also be submitted to demonstrate how proposed buildings relate to existing site levels and neighbouring development. Such plans should show existing site levels and finished floor levels (with levels related to a fixed datum point off site), and also show the proposals in relation to adjoining buildings. This will be required for all applications involving new buildings.

In the case of householder development, the levels may be evident from floor plans and elevations, but particularly in the case of sloping sites, it will be necessary to show how proposals relate to existing ground levels or, where ground levels outside the extension would be modified.

• Please consider the updated attached drawing reference 009 FDL AB 1021 SECTION AA REVIVISED along with the further Drawing reference 009A FDL 1021 SECTION BB. These drawings are produced from the information contained within the Topographical survey aligned with the proposed dwelling design. I believe it dimensions and levels every aspect needed for you to make a informed determination. However as I respect the importance of this aspect please do let me know if I can help further.

In considering these drawings and the information contained I highlight that in both sections I have detailed the nearest adjoining property in a shaded image as they are not technically within the line of the section. They are there to assist you to understand how we have considerably revised our original pre planning submission to address any concerns regarding light and privacy, scale and mass. I hope in consideration you may accept this design is a reasonable reduction to current planning reference 2018/0098.

I trust and hope this further information will now allow you to validate the application, and we look forward to your hopefully favourable response.

Should you need to discuss any matter my contact is 07704868801.

Your Sincerely



Samuel Kingston