

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

Tel **Ffôn** 01639 686868
 Fax **Ffacs** 01639 686101

Application for Removal or Variation of a Condition following Grant of Planning Permission Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

3

Suffix

Property Name

Bayview

Address Line 1

Fernfield

Address Line 2

Town/city

Baglan

Postcode

SA12 8AL

Description of site location (must be completed if postcode is not known)

Easting (x)

275377

Northing (y)

191838

Description

Applicant Details

Name/Company

Title

Mr

First name

Anthony

Surname

Thomas

Company Name

Address

Address line 1

3 Bayview Fernfield

Address line 2

Address line 3

Neath Port Talbot

Town/City

Baglan

Country

Postcode

SA12 8AL

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

mr

First name

Gareth

Surname

Owen

Company Name

Gareth Owen Concept Designs Ltd

Address

Address line 1

73

Address line 2

Mariners Quay

Address line 3

Town/City

Aberavon

Country

Postcode

SA12 6AN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Increase in ridge-height of existing bungalow to provide accommodation within the roof-space, two-storey rear extensions plus attached garage to the side elevation with roof terrace above, and associated retaining works

Reference number

P2021/0406

Date of decision (date must be pre-application submission)

10/08/2021

Please state the condition number(s) to which this application relates

Condition number(s)

2 and 5

Has the development already started?

☐ Yes

☒ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

Changes to external elevations reflect the internal amendments sought by the property owner. Changes to the rear (eastern) retaining structures include detailed structural designs which allow for a much more buildable design given the restricted space. It has been deemed impossible with the existing access to be able to crane in pre-fabricated walls as per the existing extent.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

2 - Amend drawing list with the replacement plans hereby submitted.
5 - Detailed design and calculations now included as part of this application therefore can Condition 5 be removed or be reworded taking cognisance of the new designs submitted.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
☐ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
☒ The Agent

Title

mr

First Name

Gareth

Surname

Owen

Declaration Date

22/01/2023

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant
☒ The Agent

Title

mr

First Name

Gareth

Surname

Owen

Declaration Date

22/01/2023

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Gareth Owen

Date

09/02/2023

Amendments Summary

Correction of Condition Numbers