



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 :16/01/2023

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,

I submit the attached documents to form the now full planning application on behalf of Mrs Boucher in reference to the above site and following from the pre planning application and subsequent further information that was exchanged.

Mrs Boucher's application represents the only viable build plan for her particular circumstances.

It is hoped that the merits of the proposal, in relation to enhancing this last remaining vacant site in the Cul de sac and the efforts and commitment towards design and biodiversity will allow a favourable outcome.

As you will see in the Design & Access statement Mrs Boucher has lived in Neath Port Talbot since 2003. Mrs Boucher moved from Ebbw Vale to Cilfrew, Neath, in May 2003 with her husband and three teenage sons. Mrs Boucher's husband sadly passed away in August 2014, since then Mrs Boucher had struggled to keep their family home in Cilfrew, but unfortunately was not able to sustain the income to meet

the overheads, Mrs Boucher is now living in Mariners Quay, but has to move due to that property being sold. The proposed development will if successful allow Mrs Boucher to secure her own home for the future and also provide her with a small income for her retirement. It is considered that these dwellings will provide much needed affordable housing in the area too.

If I could confirm that as directed in the pre planning process in liaison with Mrs Boucher we hope the attached will support your favourable determination of this application.

Matters raised in pre planning

Local Context and Constraints • Coal Authority – High Risk Area.

FDL have commissioned a report by FWS Geotechnical & Environmental Consultants. The report is attached.

Tree survey

As directed in pre planning FDL contacted the TOWN & COUNTRY WILDLIFE TEAM at NPTCC, I refer to email 04 02 2022, received from Laura Palma Senior Ecologist, *“The plot is small and as you mentioned it has been cleared. It lacks connectivity to wider habitats and would have had little ecological interest. If you do apply for planning permission on this plot we would not require any surveys but would require some form of enhancement, which could be in the form of simple integrated bat/bird bricks for roosting/nesting”*

FDL have produced a Biodiversity Enhancement Scheme Proposal, the contents of which has been incorporated into the landscape design both documents are contained within this application. .

Required 3 parking bays per dwelling.

FDL has produced a transport and amenities report which is included within this application. Though the requested 3 parking bays per dwelling has been achieved within the design. The applicant respectfully requests that given the content of this report, consideration would be given to the request by PO (Planning Officer) within Pre Planning process to accommodate 3 parking bays per dwelling, that this could now be subsequently be reduced to 2 bays per dwelling. This would facilitate an increased planting area to support further biodiversity and soften the street view & improve visual aesthetics.

Proposed retaining Wall and structures.

I refer to the revised drawings attached. These now detail the parking areas and topographical levels considered in the design. The retaining wall, car parks, paths are included and detailed within the Landscape drawing, and incorporated within the Suds design which supports permeable drive and pathway surfaces.

The site is as you quite rightly stated challenging due to topography, there is the need for a reinforced concrete retaining wall with two wing walls to accommodate the lower building structure and pathways. I would ask that again, where if the overall proposal should gain approval, the full design calculations of the RC structure will be provided. (Respectfully a design cost burden subject to successful planning). I am a civil engineer and would respectfully suggest, it's a wall no more than 3m at its highest and the wing walls will diminish to the rear. The design is not one of huge engineering demands, although it is recognised that it will be adjacent to the highway some 5m away. It is therefore proposed that should the planning application be successful this further design information such as calculations could be agreed with Highways and Building control as a pre commencement condition..

Impact on Neighbouring properties.

I refer to the revised design as noted, we have made a very in depth re configuration of the design and considerably reduced its scale and mass. The positioning of the foot print is noted and matches and in the most part exceeds that of the previous approved development. (Note dimensions of spacing contained within drawing for key locations) The revised ridge height is now 5181mm and this brings it to 640mm below that of the existing number 24. The re design of the roof and reduction in foot print now has the proposed structure at only 4425mm high at 8m from No 24. (noted in particular elevations and cross section). I would very much hope the down sized design which has far less over shadowing and over bearing than the approved design would meet with your approval in this regard. We have also included the elevations in part of No24. The side extension mentioned in pre planning process contains no side windows and appears to have been built over the boundary brick wall. It was noted in part on the topographical survey of the existing approval as a shed, but appears to now be in habitual use. The revised proposal within this application has a lesser impact on light than that of the current approved scheme.

Windows and impact on privacy of adjoining property

I refer to the revised design, which now notes the intention to obscure glass to the higher aspect of the tall window which is intended to light the stair well, and to add architectural enhancement to the design. The close board fence which forms a physical barrier to the RC wall further screens this aspect. There is within the Landscape design new hedge planting proposed along the South, South West and North boundary to enhance privacy of the new currently being constructed

neighbouring property this will be supported during early growth by a 1.8m privacy fence. The lower section and the glazed aspects of the rear door are proposed to be clear as they are screened by the RC wall, and it is hoped to maximise natural light within the lower stairs and hall way.

Biodiversity.

FDL have produced a Biodiversity Enhancement Scheme Proposal, the contents of which has been incorporated into the landscape design both documents are contained within this application. .

FDL include in the attached design and in particular to landscape design, where I hope it is clearly evident that the applicant has a high level of support for nature and principles of biodiversity.

FDL have contacted the NPT Countryside & Wildlife team, their conclusion has been noted previously in this correspondence.

SUDs.

Following direction within Pre Planning process FDL have produced a pre application to SABS section of NPT. In doing a full report and strategy was submitted. Mr Nicholas Waters returned his consideration and these documents are included within the suit of documents within this planning application. It is noted that the reply is generally favourable, and matters raised will be easily addressed subject to the success of this Planning application.

FDL have also progressed a pre planning application with DWR CYMRU WELSH WATER, their direction and support are also included within this application.

In closing we thank you considerably for all the assistance afforded to us in this matter.

We wish to assure you that our intention is to simply succeed in developing this vacant infill site to its best possible standard, giving genuine attention to the architectural, habitat & environmental consequences of the design. Our challenge is to also provide a secure home and future for the applicant, within the constraints of her budget.

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

Your Sincerely

A black rectangular box redacting the signature of Samuel Kingston.

Samuel Kingston

