

143A HIGH STREET, GLYNNEATH, NEATH PORT TALBOT SA11 5AP

**APPLICATION (PART RETROSPECTIVE) TO VARY PERMISSIONS GRANTED AND VARIED
SUCCESSIVELY BY CONSENTS 2017/1140, 2019/5446 AND 2020/0765**

SUPPORTING STATEMENT

Introduction

By way of a letter dated 2 August 2022, the LPA brought to the notice of the owner of 143A High Street, Glynneath, SA11 5AP, that a number of the works carried out at the property were not consistent with the original planning consent 2017/1140 (Full) and the subsequent amendments thereto that received consent by way of approval of applications 2019/5446 (Full) and 2020/0765 (NMA).

An application (part retrospective) was submitted to the LPA (ref P2022/0935) in November 2022, the intention to incorporate changes to levels in the garden, the construction of a pergola and various other amendments. Following a site visit a number of other matters were revealed that needed to be addressed by preparation of new plans, elevations and explanations. The matters concerned are best summarised by an email dated 30 November 2022 from Ms Jessica King which is attached as Appendix 1 hereto. As a result of discussions with Ms King the application was withdrawn and new plans, elevations and explanations drawn up/included herein.

This Statement accompanies an application (with plans) for retrospective consent to retain the amendments already completed and for consent to amend other details.

The Changes

1. Retrospective

- 1.1 Drawings forming part of application 2020/0765 showed two windows set into the rear (northern) elevation of the kitchen (at 'kitchen floor level'). In practice a single window on the same plane and encompassing the same area as the two windows and intervening wall area has been fitted. The larger window (of the same material and design as the planned originals) allows more light into the kitchen. It is not visible from any publicly available vantage point or from adjoining property, neither does it overlook adjoining property. The revised window arrangement is sympathetic to the overall design of the property and offers no visual or amenity offence.
- 1.2 The site slopes severely to the north and whilst successive plans have shown spot heights none has made clear that some reduction and reconciliation of gradients in the 'garden' area was necessary to allow safe and efficient provision of amenity space. The owner has reduced levels on the northern boundary by 800mm on average and produced a level top terrace by grading the area, reducing the southern boundary of the top terrace by 200mm on average, Such topsoil as was encountered was spread on the garden area to the south, the majority of material (subsoils, shales and rock) being removed and re-cycled. The changes have reduced the potential for those using the top terrace for leisure to overlook the neighbouring properties, those opportunities having been further reduced by the erection of a high fence between 143 and 143A High Street by the owners of 143 High Street. This has

improved amenity by restricting views and by provision of a more attractive area at the rear of 143A High Street.

- 1.3 Notwithstanding condition 7 attached to consent 2017/1140 (withdrawing 'PD' rights) the owner has erected an open, timber, pergola on the top terrace to the east of the site. The structure, shown on the plans accompanying the application supported by this statement, has no solid walls or roof and is designed to add interest rather than for shelter. It offers no additional views from the property and is only partially visible from neighbouring properties as a result of the topography. The works were carried out in good faith as the owner did not appreciate the significance of condition 7 but is hopeful that he can retain the pergola now that his error has been pointed out.

2. Proposed Changes

- 2.1 In order to add interest to the facades of the property visible to the public, it is proposed that the universal use of white render be replaced on the upper faces of the southern and eastern elevations by timber cladding, thereby improving aesthetics.
- 2.2 It is proposed that the dwarf wall that forms the boundary between 143A High Street and the pavement be fitted with low-profile cast-iron railings to add interest and to more readily delineate the boundary between public and private land.

3. Further Matters

- 3.1 The question of construction against 'seep holes' provided to cater for ground water exiting the terraced rear garden was raised by the LPA as the house has concealed those holes. The drainage arrangements, a series of underground pipes discharging to roadside drainage was discussed and agreed with NPTCBC Building Control (Mr Andrew Hoffman); and,
- 3.2 Calculations supporting construction of the retaining wall and its structural integrity are submitted with the application.

May 2023