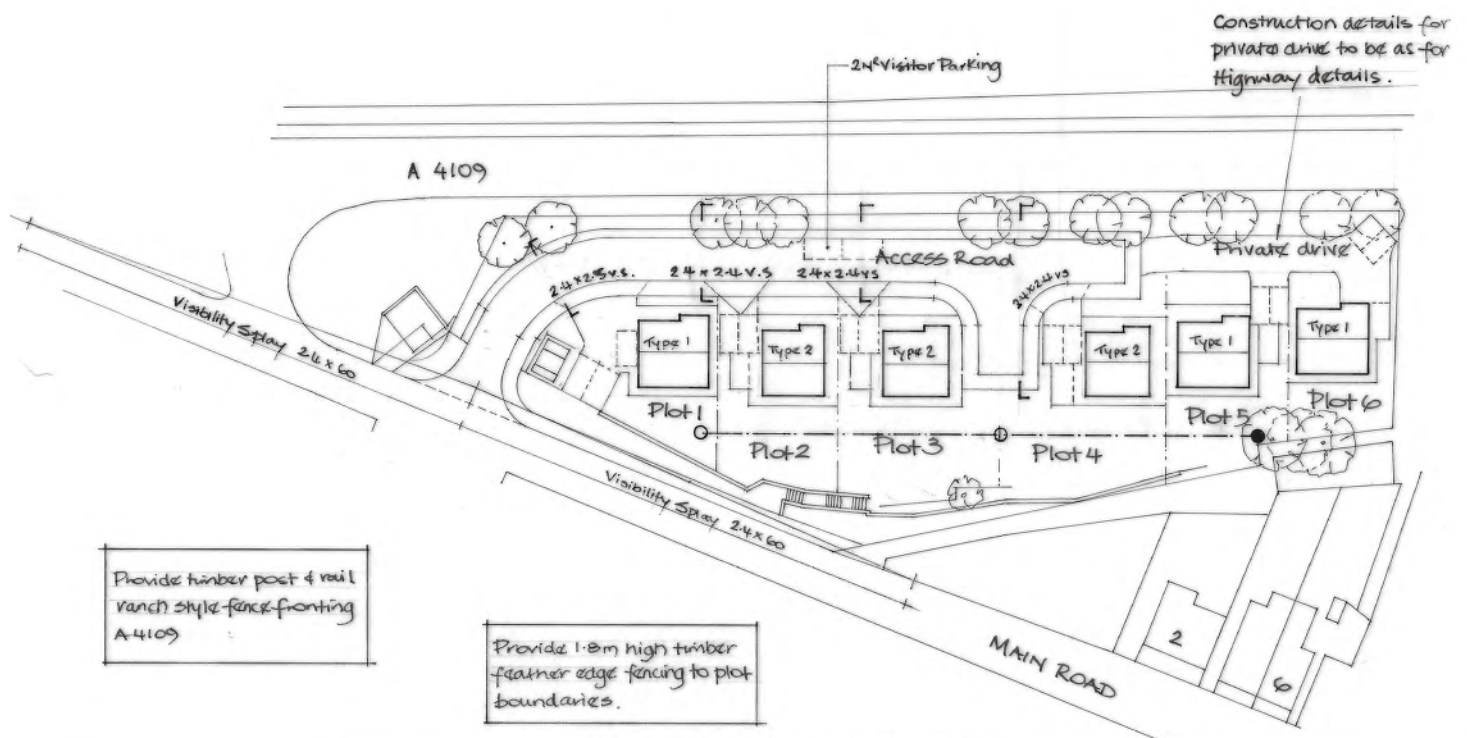


0346- Main Road Dyffryn Cellwen, Neath

Planning Comparison Assessment

Hickman & Smith Architects



Contents

1. Introduction
2. Topography
3. House type 1 and type 2 dimensions
4. Building Heights
5. Planning Overlay
6. Conclusion

1. Introduction

Following a meeting with Rhodri Griffiths on the approved application P2023/0097 QDTS properties and Hickman and Smith Architects have carried out the study below to ascertain if the buildings on site (built by the previous contractor) have been built in accordance with the approved drawings. The findings show that the development is generally in accordance with the approved plans and lies within an acceptable construction tolerance to account for brick dimensions, minor site variations and discrepancies and some inconsistencies with the original approved plans.

QDTS commissioned a topographical survey which has been used to overlay the approved planning drawings and to assess the variance between the proposals and what has been built. The results are included in the following sections. It is important to note that an anomaly was found with the locations and heights of the buildings on site, this topographical survey revealed that there were issues with the submitted site plan and that all site levels (including the road and surrounding context) were noted approx. 5.8-6m lower than the actual heights. Therefore, when ascertaining whether the heights of the buildings are correct relative to the existing roads and context a value of 5.88 needs to be added to each level shown on the approved documents to ensure the buildings remain the same height, relative to the context and surrounding roads, as shown in the planning document.

The study also revealed that there were some discrepancies in the approved information with the approved house type plans not matching the exact size of the building outlines shown on the site plan. The development matches well with the detailed house type plans and with the original outline planning approved site plan 1711 (03)01-G Proposed Site Plan. The reserved matters proposed site plan drawing no. TMMDC02- Rev A Site Plan and Highways Details (hand drawn at 1:500) is a hand drawn proposal drawn at scale 1:500, which shows the general arrangement, but is not drawn with sufficient detail or accuracy to make a comparison with the measured survey data. Therefore Hickman and Smith have assumed the more detailed and accurate house type drawings to be the better benchmark to measure against.

Referenced Drawings:

Outline planning site plan : 1711 (03)01-G Proposed Site Plan

Reserved matters site plan: TMMDC02- Rev A Site Plan and Highways Details (hand drawn at 1:500)

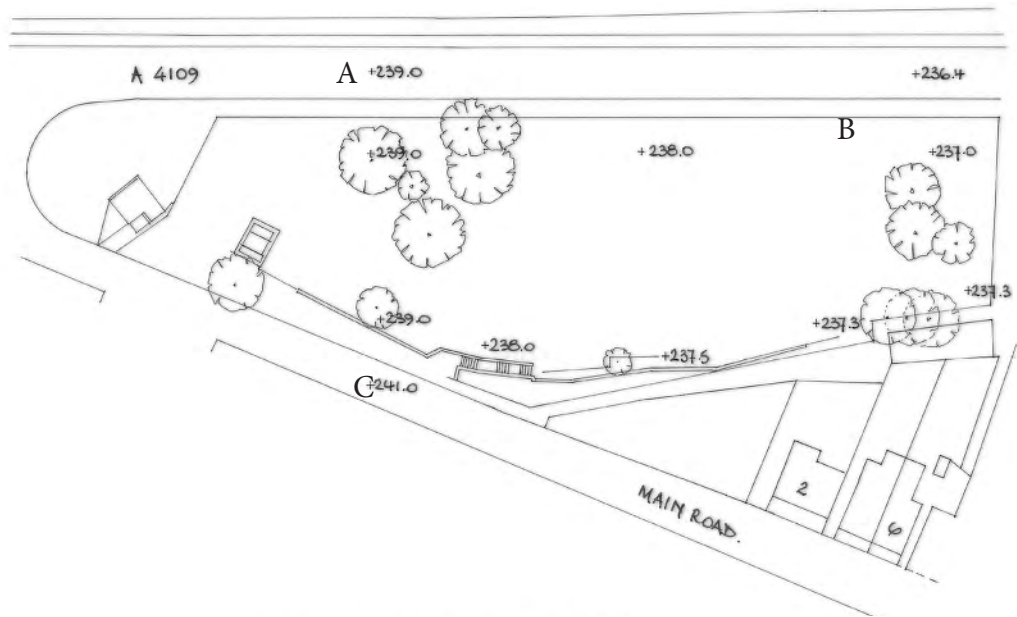
Reserved Matters House type 1 Drawing: TMMDC01 - Rev A - House type 1 drawings

Reserved Matters House type 2 Drawing: TMMDC03 - Rev A - House type 2 drawings

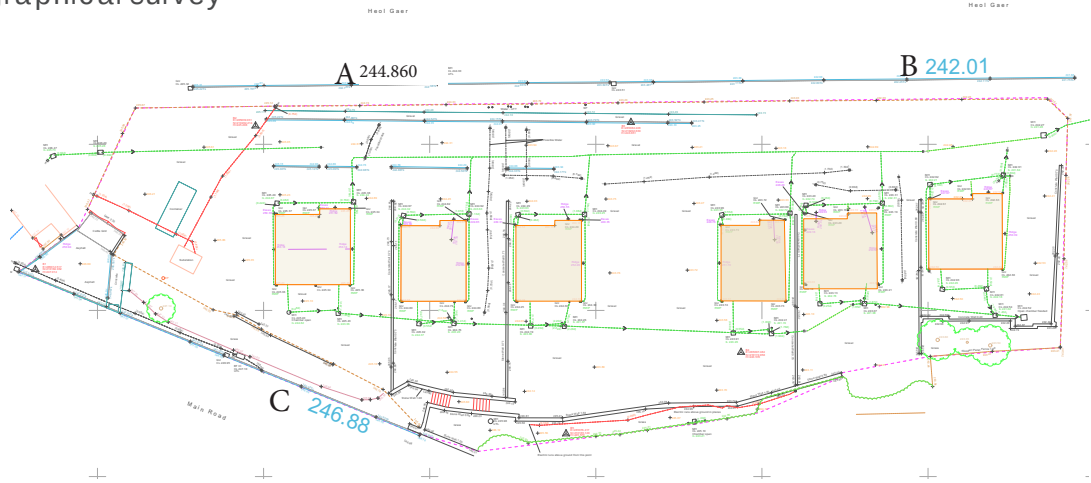
New Topo: SUMO-10355 Topographical survey

2. Topography

Submitted Site plan: TMMDC02- Rev A Site Plan and Highway Details



Topo showing what has been built to date: SUMO-10355
Topographical Survey

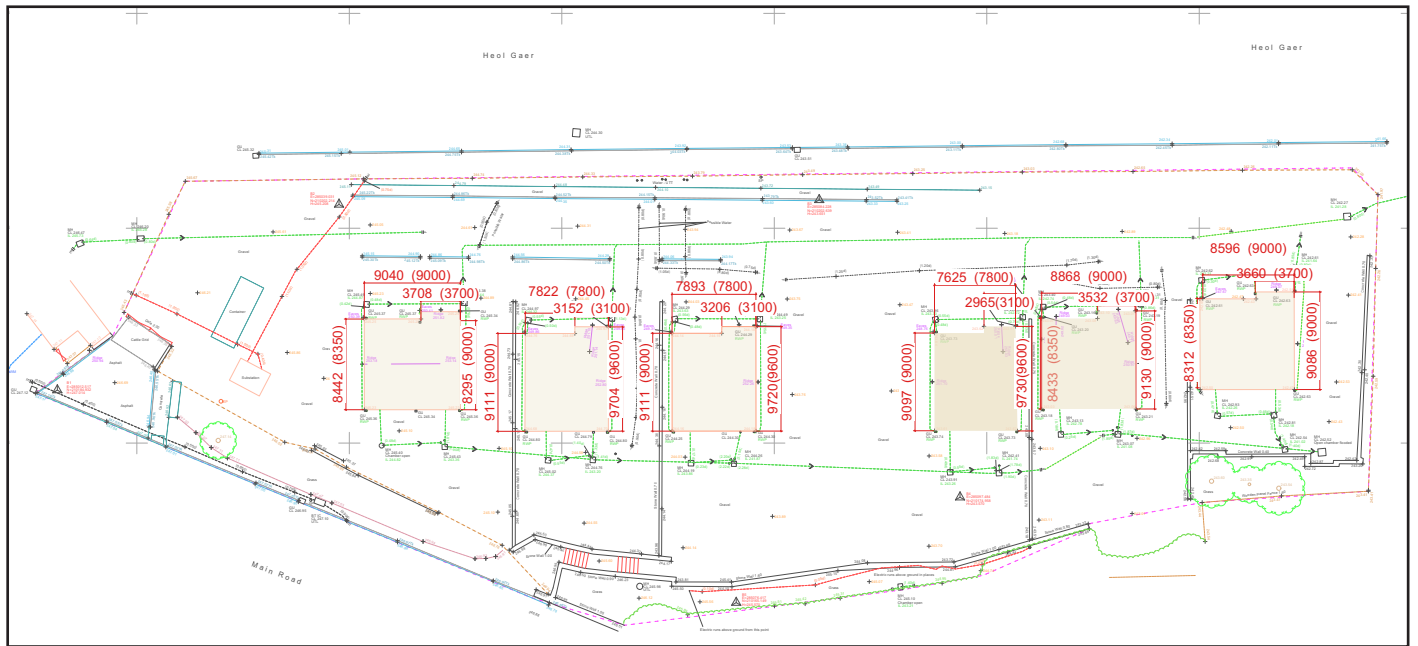


	Point A	Point B	Point C
Submitted Topo	239.0	236.4	241.0
Actual Topo	244.86	242.01	246.88
Difference	5.86	5.61	5.88

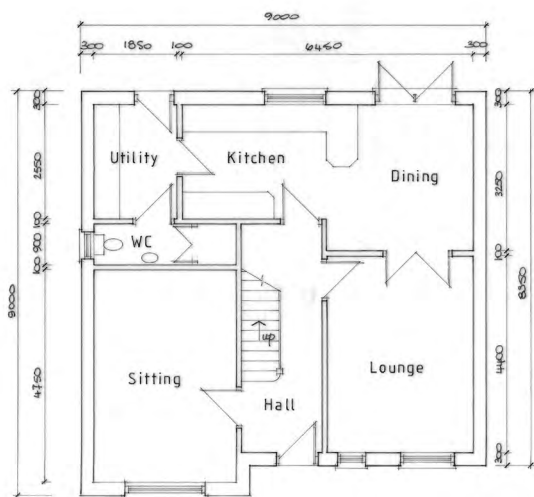
In a comparison between the proposed site plan and the measured ‘as built’ survey levels outside the site boundary marked A, B and C have been used as a benchmark reference to check the overall accuracy for the proposed site levels. When assessed against the topo survey this shows that the original survey benchmark levels must have inaccuracies which affect the proposed levels of the buildings. It is important that this is taken into account as the height of development relative to the surroundings is significant. All the height data submitted with the application, including the levels on site, the surrounding land and adjacent buildings is incorrect and should be adjusted downwards by 5.61 to 5.88mm downwards.

3. House type 1 and type 2 dimensions

SUMO-10355 Topographical Survey- showing building sizes built in comparison to submitted house types below

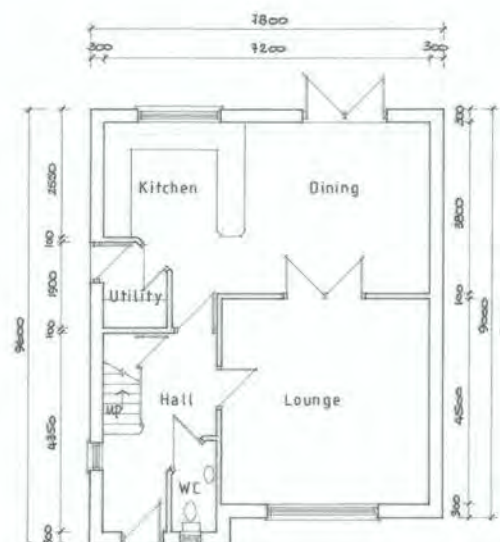


When checked against the approved house type drawings below all measurements are within a tolerance of <200mm,, meaning the approximate size of the building correlates with the proposed plans for building type 1 and building type 2.



TMMDC01-RevA-House type 1 drawings

Overall size 9m x 9m

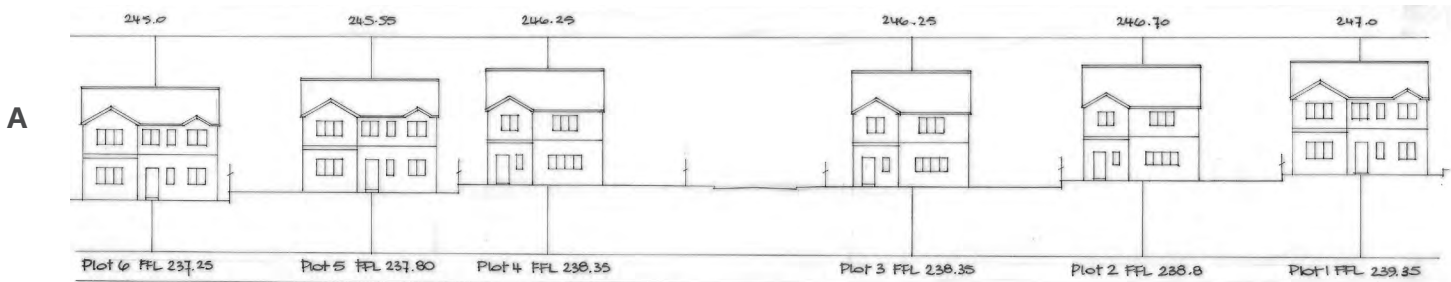


TMMDC03-RevA-Housetype 2 drawings

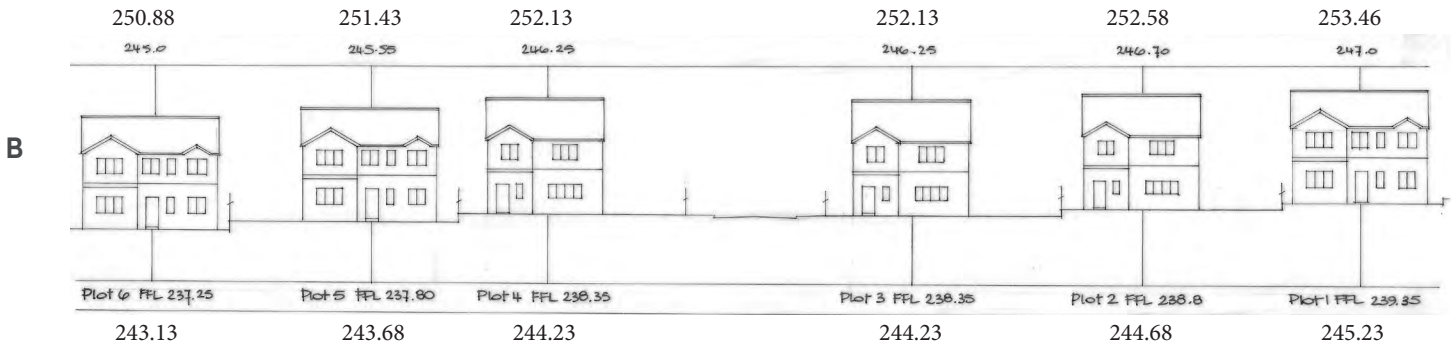
Overall size 7.8m x 9.6m

4. Building Heights

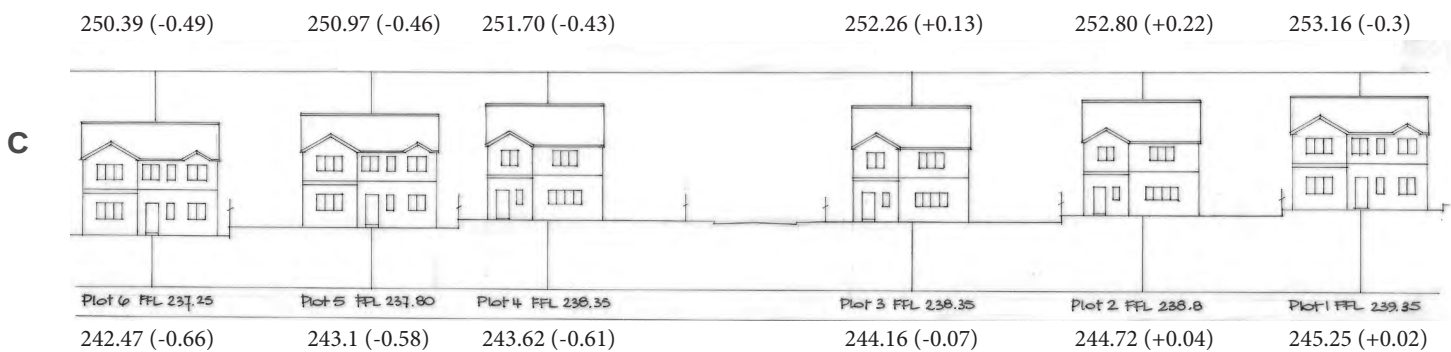
Approved Heights in application P20200703, drawing TMMDC02- Rev A Site Plan and Highways Details.



Approved Heights with Corrected Topo Levels (levels adjusted 5.88m higher to allow for correction)



Actual Built heights in Comparison to **B**

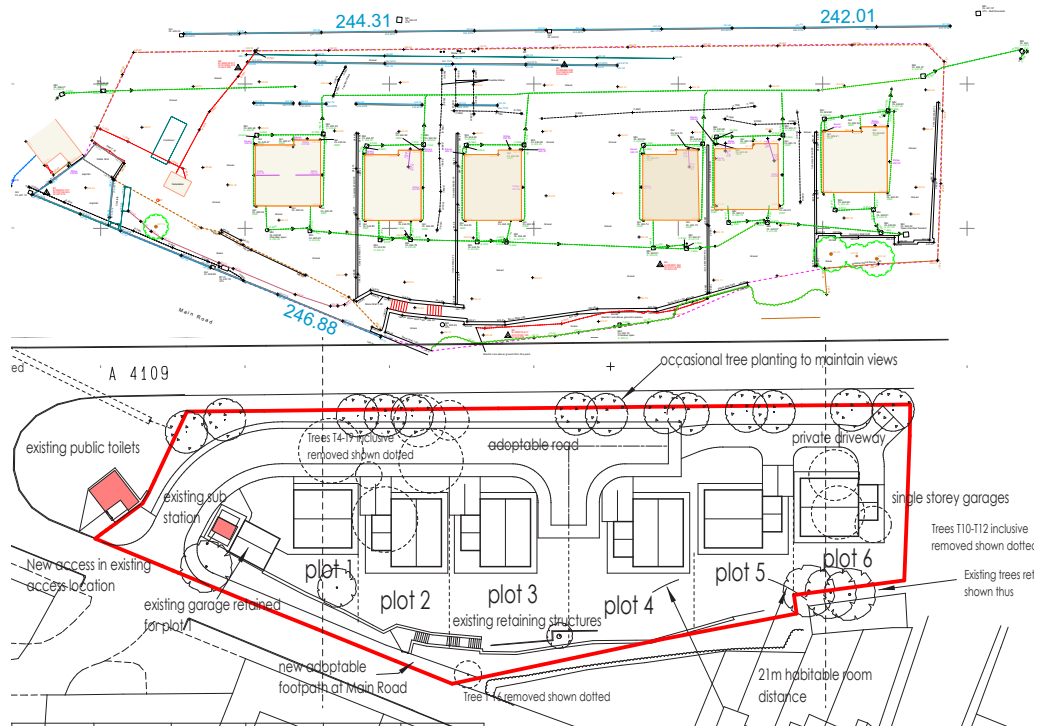


Plot 6 is built 0.49m lower than approved - and therefore, has less impact than the approved development. Plot 2 is built 0.22m higher than the approved, which can be considered within acceptable tolerances as this could be accounted for by a ridge tile for example.

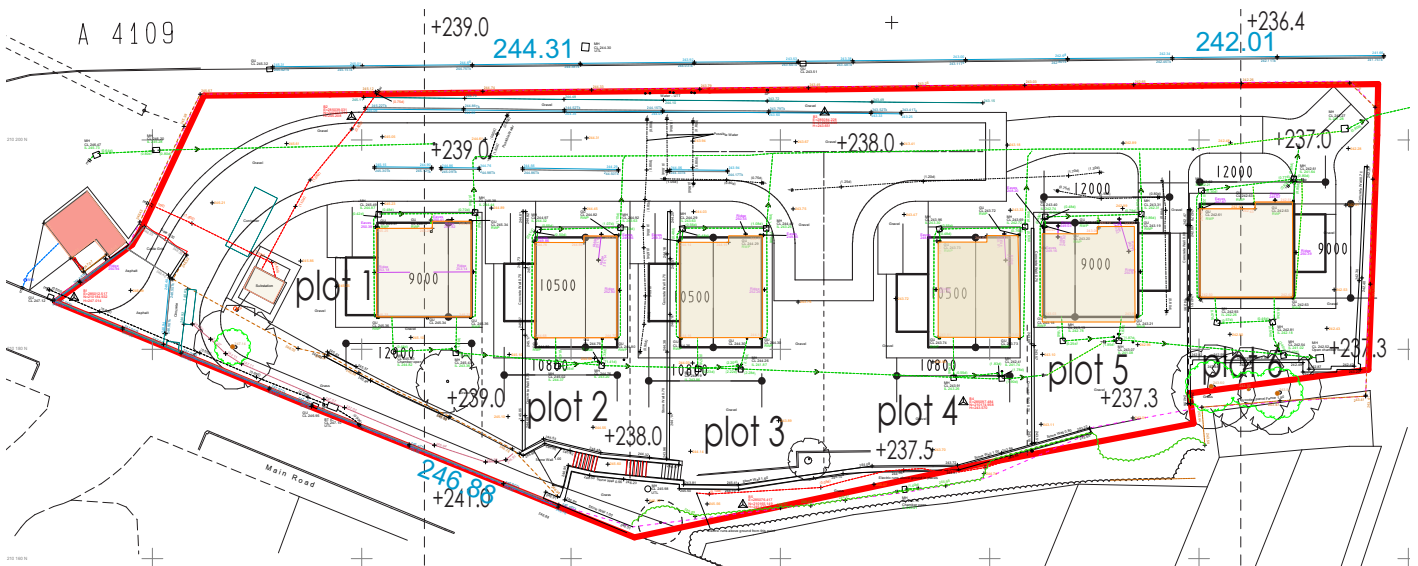
5. Planning Overlay

SUMO-10355
Survey

Topological
Survey



1711 (03)01-G Proposed Site Plan overlaid with SUMO-10355 Topological survey



This overlay where the orange shapes show the outlines of the new building that have been built and the black outline the approved plot as shown on the outline planning application. Buildings have been constructed within the correct boundaries and locations to within acceptable tolerances for a 1:500 scale drawing.

6. Conclusion

The study shows that once the heights are corrected the properties have been built in line with the approved planning drawings within acceptable tolerances.

-The house plans are in line with the submitted house type drawings (TMMDC03 - Rev A - House type 2 drawings & TMMDC01 - Rev A - House type 1 drawings) to >200mm

-The building ridge heights have been built within 0.13m taller & 0.49m lower than the approved ridge heights shown on (TMMDC02- Rev A Site Plan and Highways Details)

-Although the site plan has discrepancies between the approved drawings, it can be seen the location of the houses is built generally in line with the approved outline planning application site layout (1711 (03)01-G Proposed Site Plan) to within acceptable tolerances with consideration for the fact that plans have been submitted at a scale of 1:500.

We trust that this satisfies the local authority that the properties have been built in line with the planning application so far and that it is acceptable to proceed with the section 73 applications as discussed. We request that the planning officer can confirm this to that the additional information requested can be prepared and submitted.