

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 06/11/2023

Mr. C Morris
Head of Planning Services
Neath Port Talbot Council
The Quays
Brunel Way
Neath
SA11 2GG

RE: First floor extension to provide three offices (A2) and two storage units (B8) with a terrace to the rear and associated parking (Revision to application P2022/1028)

26-34 Church Road Baglan

Dear Sir,

Please find attached a planning application in respect of the above proposal.

This is a revised application following the refusal of application P2022/1028. The application was refused for the following reasons.

1 The proposal represents an unacceptable addition to the existing site and is a form of development that would have an unacceptable impact upon the residential amenity of the neighbouring property at no.36 Church Road, in terms of an overbearing impact upon their rear elevation and amenity space area. As such the proposal is considered to be contrary to policy BE1 of the adopted Neath Port Talbot Local Development Plan.

2 The proposed development would result in a detrimental highway safety impact on site due to the lack of visibility to access rear parking spaces. The development would also fail to provide adequate on-site parking on site, and as such the proposed development would be contrary to Policy BE1 and TR2 of the adopted Neath Port Talbot Local Development Plan.

PHONE

MOB PHONE

EMAIL

In order to overcome the reasons for refusal the roof design has been amended to eliminate any overbearing effect and additional car parking has been provided

The submitted information is as follows.

1. Application Forms
2. Fee – Free go
3. Plans and documents as follows

1	Location Plan, Site Plan A3- A100 Rev A	I M Design Studio
2	Existing and proposed elevations A1-A101 Rev B	I M Design Studio
3	Existing Floor Plan A1- A102 Rev A	I M Design Studio
4	Existing Floor Roof A1- A103	I M Design Studio
5	Proposed first floor plan A1 – A104 Rev A	I M Design Studio
6	Proposed Ground floor plan A1 – A105 Rev A	I M Design Studio
7	Letter	RB Planning

Yours faithfully,

Robert Bowen.