

PLANNING STATEMENT

OUTLINE PLANNING APPLICATION- NEW, 2 BEDROOM DWELLING TO REAR OF 45 BURROWS ROAD, SKEWEN, NEATH SA10 6AB

Development Management
Neath Port Talbot County Council
The Quays
Brunel Way
Baglan Energy Park,
Neath
SA11 2GG

Together with this statement, please find attached the following information in respect of an application for Outline Planning permission for the proposal described above.

1. Drawing 725-01 Existing site layout and site location plan
2. Drawing 725-02 Indicative proposed site layout plan
3. Drawings 725-03 Indicative Dwelling Floor Plans and elevations
4. Appendix A- Site Photographs

The application is submitted via the planning portal and all necessary application forms and certificates are included.

This application is a resubmission following refusal of planning permission on 7th December 2022 planning reference P2022/0866 and no application fee is therefore required.

This statement and report has been prepared taking account of the relevant policies of the Local Development Plan for Neath Port Talbot and other relevant policy considerations including Supplementary Planning Guidance.

1.0 INTRODUCTION

1.1 The site is situated within the settlement area of Skewen, and currently comprises the back garden area of 45 Burrows Road, Skewen, SA10 6AB. Number 45 Burrows Road has been subdivided to create two residential flats now known as 45 and 45a Burrows Road. The existing building is a two storey, semi detached building with its main frontage on to Burrows road and its secondary frontage on to Bosworth Road. The curtilage is predominantly at the rear of the property and accessed off Bosworth road. A small parking area is contained within the rear curtilage with an existing vehicular access off Bosworth Road. The remainder of the garden area is laid to grass and is bounded on 3 sides by clearly defined boundaries. The boundaries comprise a wall approx. 1.7 metres high on the south west side set back from the road edge by the depth of the existing footway, a fence approx.. 2 metres high on the north east side and a hedge on the south east side. The garden area is approx.. 46 metres long from the rear of 45 Burrows road and slopes from the north down approx. 1.6 metres along that length. The neighbour property (no 43) has a similar garden area with a large single storey garage at its south eastern end.

2.0 PROPOSAL

2.1 The proposal seeks Outline planning permission for the erection of a new, 2 bed dwelling within the rear garden of No. 45 Burrows Road. The dwelling will be modest in scale and be provided with 2 car parking spaces and sufficient garden space. The existing building (45 Burrows road) comprises two flats and sufficient private amenity space and parking area will be retained for those flats.

2.2 The application is made in Outline form with all matters reserved except for the point of vehicular access. Scale parameters are identified, and Indicative drawings are provided to explain how the site can function and what scale of dwelling can be achieved. The scale parameters cater for a size of dwelling from single storey to 1.5 storey. Indicative house plans are included together with a proposed site layout indicating how the site may be developed.

3.0 POLICY CONSIDERATIONS

The relevant Local Development Plan policies for this proposal are;

- Policy SC 1 Settlement Limits
- SPG Design July 17
- SPG Parking Standards October 16

3.1 Principle of Development

3.11 Policy SC1- The development falls within settlement limits and is proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy and it is maintained that this will be acceptable in principle.

3.12 SPG Design- The proposal is in Outline form but the Indicative drawings demonstrate that a suitable solution to the site context can be achieved. A dwelling in this location can enhance the character and appearance of the site by virtue of its siting, scale and appearance. It will be respectful of the neighbouring development and uses and will not have a significant impact on highway safety or use. It will utilise materials that are consistent with those found in the locality and can provide an acceptable level of private amenity space. A criticism of the previous application was that the building failed to respect the character of the area by not respecting the notional building line and general character of the area whereby the majority of dwellings have front courtyards with the main frontage set back. The submitted scheme now includes a small courtyard and the frontage of the dwelling has been set back slightly further from the back of the pavement. The indicative dwelling type and scale parameters have been slightly reduced to achieve this.

3.13 SPG Parking- The proposal provides a solution to parking that is consistent with the requirements of the SPG at one space per bedroom. There would also be sufficient space on site for safe bicycle storage if required. The point of vehicular access is identified and the necessary splays are achievable. The highway adjacent to the site is now reduced to 20mph and as a result the splay requirements are reduced from the previous application to 25 metres.

4.0 CONCLUSION

4.1 From the information contained within the application documents it is considered that the proposal accords with the relevant planning policy and that every effort has been made to take account of any relevant planning matters that may arise through the consideration of this application. The principle of development is supported by the LDP and the indicative scheme respects the character and form of the area. The proposal is situated within a Settlement limit as identified within the Local Development Plan.

5.2 The proposal does not raise any concerns relating to highway access, parking, or amenity issues. Services and utilities are all available nearby and surface water drainage issues can be dealt with on site. Foul drainage would connect to the public mains system.

Should you require any further information then please contact me.

Yours sincerely

Ian Bartlett

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APPENDIX A SITE PHOTOGRAPHS



Google earth street view image from south



View of existing rear garden from rear of 45 Burrows Road



View within garden from southern end



View of south hedge and neighbour garage from private access lane to south

