

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012

PERMISSION GRANTED

REFERENCE: P2022/0588
DESCRIPTION: Proposed conversion of existing building from Offices (Class A2) into 7 self-contained residential units comprising: 2 No studio, 3 No 1 bed and 2 No 2 bed, three and single storey rear extension and demolition of existing detached storage to rear and construction of detached two storey building comprising: 2 No 2 bed residential units at the rear of main building together with associated works.
LOCATION: NEATH CARE, 96 GNOLL PARK ROAD, NEATH, SA11 3DD
DECISION DATE: 8th July 2022
CASE OFFICER: M. Rhodri Griffiths – r.griffiths2@npt.gov.uk

Condition 6

Prior to their use in the construction of the development hereby permitted, details and/or samples of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

RESPONSE:

1.0 External Appearance and Materials

The following information describes the external appearance and visual aesthetics both properties aim to show.

The materials used on the facade design of this project helped impact its performance and overall quality. Important factors such as context, longevity, maintenance, and aesthetics are all influenced by the choice of materials and how they are used.

The building appearance via the use and selection of materials affect the vision of a structure, as it deals with the appearance-related qualities of the structure. It also impacts the durability of the structure. The material qualities help determine the quality of the building.

The Existing Property and Extension

The external appearance facing Groll Park Road is retained and made good where weathering and aging have taken effect. The conversion of the existing property also provided an opportunity to renew its current condition

The rear extension, away from public view, takes its visual precedence from the neighbour, no 92 – 94 GPR, recent extension. This proposal ensures that:

- The rear elevations are a mix of timber cladding and local brick providing a good contrast and softening the appearance.
- As with the main house, the extension roof will be of timber construction covered in dark grey 3-layer roofing felt. The black fascia's, soffits with black rainwater goods will be like the neighbours.
- Windows are white uPVC operable double-glazed units.
- Internally walls timber stud with a plaster finish.
- The external visual treatment will help break-up and reduce the massing and scale thereby respecting the surrounding environments visual context.
- The extension design is an intervention within the contextual environment.

The Rear Outbuilding

With reference to the *Beautiful Homes and Places* and *Modern Method and Construction, Introducing the MMC Definition Framework* documents, this new building will incorporate recommendations where viable.

Utilising Modern Methods of Construction (MMC) adds significant environmental benefits in the way the modern component materials are sourced and installed. Using pre-manufactured structural members made of framed or mass engineered timber, cold rolled or hot rolled steel or pre-cast concrete that are not substantially in-situ workface constructed can be manufactured off-site, delivered, and installed on-site. This greatly decreases construction time, mitigates wet trades, number of deliveries - thereby reducing pollution, and unnecessary wastage of materials.



Figure 1 Images Combining Timber and Local Brick in a Contextual and Contemporary Approach

The outbuilding will incorporate the same palette of external materials as the main property that maintains a continuity, and harmonises with the other properties in the vicinity. All components and building materials will be to current standards and regulations. The appearance will reflect the extension's external treatment by using brick-slips and timber panels to clad the proposal. Local grey roof tiles will be installed, which references the neighbouring properties. All windows and doors will be uPVC double-glazed and openable.

1.1 Brick and Timber Cladding

Table 1.0 shows the external materials used. They selection matches the existing house and local context. These are the preferences; if lack of stock and availability, which is not uncommon, prevails than an alternative material will be equal and/or equivalent in aesthetics and inherent quality. This is good, and common practice.

Table 1.0 External Materials
Brickwork

Jewson
Concrete Common Brick 65mm Grey
Ref: SKU: BRCCE621
Brand: Edenhall

Size: 102.5 mm x 65 mm x 215 mm
www.jewson.co.uk



Jewson
Wienerberger Amberley Red Multi 65mm
Ref: SKU: BRICK701
Brand: Wirnebergerm

Size: 102.5 mm x 65 mm x 215 mm
www.jewson.co.uk



External Timber Cladding

Silva Timber
Ref: Douglas Fir Heavy Combed Board
(stained to suite)

Board Sizes: 19mm x 89mm
www.silvatimber.co.uk



Silva Timber
Ref: SILVALarch™ Siberian Larch Tongue & Groove
V-Joint Cladding & associated trims

Board Sizes: 20mm x 120mm
www.silvatimber.co.uk



The use of brick, timber and type of window frames reflect the local context and with the external materials used on the existing property. The project references historical dated aesthetics and incorporates the materials in such a way as to rejuvenate the property and bringing it up to current standards and times.



Figure 2 Elevations with External Materials

The practice of good design emphasises spatial relationships, orientation, and the support of activities carried out within this design's environment. The approved proposal shapes the physical environment, and creates a sense of identity and place that improves the quality of life, and supports economic development.