

**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 9

Notwithstanding the submitted plans, prior to the occupation of any of the residential units hereby approved, a scheme indicating the positions, height, design, materials and type of boundary treatment to be erected to all boundaries shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed, as approved, prior the first beneficial use is of any of the units and retained as such thereafter.

Reason:

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

RESPONSE:

1.0 The Boundary and Curtilage

As was approved in the planning application, the proposal does not alter or affect the existing boundary and ownership conditions, nor does it affect the rights of light and privacy issues.

The overview of boundaries is described thus:

- Boundaries are used to protect the entire property, enhance the attractiveness of the house, and provide an aesthetic aspect.
- Boundaries show a physical demarcation from neighbours.
- Boundary walls act as the first line of defence against intruders. They demarcate the boundaries of the property and protects the site and home from animals, thieves, and others.
- Boundaries establish and integrate the appearance of the neighbourhood as a public amenity.

The existing site boundaries comprise of stone, brick, and concrete walls. They will remain unchanged but will be made good and aesthetically pleasing.

The front of garden stone walls is circa 600mm tall, the side and rear walls are made of brick and concrete that are 2100mm tall.

The boundary conditions are shown in *Figure 2: Photographs Showing Conditions of Boundary*, also see the accompanying drawing, DC-009.



Figure 1: Boundary Conditions Plan

2.0 Conditions of Boundary

As can be seen from the images in *Figure 2: Photographs Showing Conditions of Boundary*, the boundaries are materially different and in various states of condition. Most of the boundary walls have been part of the property for over 50 years, and part of the boundary was instated over 30 years ago.

The boundary wall types range from chain fence, stone, metal railings, concrete, to brick walls.



1: Front and side garden wall (600mm tall)



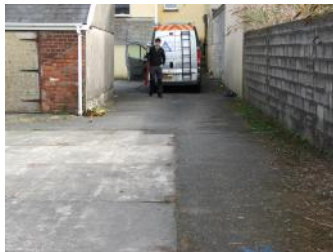
2: Front boundary with chain and side railings (1100mm tall)



3: Side and rear brick wall (2100mm tall)



4: Overgrown with shrubs rear brick wall to be made good wall (1100mm tall)



5: Side concrete wall (1100mm tall)



6: Neighbouring property built-up alongside boundary acting as wall

Figure 2: Photographs Showing Conditions of Boundary

Due to the age of the walls, along with their unkempt conditions, repairs will be carried-out where the physically boundary needs renewal such as repointing, cleaning, and rebuilding where sections missing and in disrepair.

General Notes

Drawing to be read in conjunction with all other drawings and specifications.
Do not scale off drawings. Use figured dimensions only.
All levels and dimensions to be checked on site. Any discrepancies to be immediately brought to the attention of Amorphous Design.
Responsibility cannot be accepted for alterations or changes without prior acknowledgement from Amorphous Design.

Notes

REV	NOTES	DATE	BY	AUTH
-	Planning	18.10.2022	-	JS



1 BOUNDARY CONDITIONS

- Key**
- Existing front and return short stone wall (600mm tall)
 - Existing front garden side railings (1100mm tall)
 - Existing side rear brick wall (2100mm tall)
 - Existing side concrete wall (2100mm tall)

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Discharging Condition 9

TITLE
Boundary Conditions Plan

96 Gnoll Park Road, SA11 3DD

SCALE AT A1:	SCALE AT A3:	DRAWN	ISSUED
1:500	1:1000	AD	AD
JOB NO.	DRAWING	REV	
DEC 2023	980	DC-009	-