

PLANNING STATEMENT

PROPOSAL: SECTION 73 TO P2022/0925 TO
ALLOW FOR THE SUBMISSION OF
MATERIALS FOLLOWING THE
COMMENCEMENT OF WORK ON SITE AND
AMENDED FLOOR PLAN TO OMIT EXTERNAL
ACCESS ONTO FLAT ROOF.

ADDRESS: 46 WIND STREET, NEATH,

1.0 Background

- 1.1 Planning permission was recently approved under Ref: P2022/0925 for the subdivision of existing ground floor retail unit (Class A1) including provision of new shopfronts to create 4 commercial units (Class A1, A2 or A3) and change of use of first floor to create 4 flats (3 x 1-bed, 1 x 2-bed) including new bin and cycle storage areas on ground floor.

- 1.2 The permission was subject to the following conditions:

2. *The development shall be carried out in accordance with the following approved plans and documents:*

PC22/48/3B Proposed Ground Floor Plan and Elevations Rev B received 23.02.2023

PC22/48/4 Proposed First Floor Plan

PH22/48/5 New Shopfront Sections Viability Statement Planning Statement

PC21/1/5 Location Plan

PC21/1/2 Existing First Floor Plan

PC21/1/1 Existing Ground Floor Plan and Elevations

Reason: In the interests of clarity.

- 3. *Prior to the beneficial occupation of the residential accommodation hereby approved, a scheme indicating the positions, height, design, materials and type of boundary treatment to be erected to the first floor flat roof area 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 of the residential accommodation and retained as such thereafter***

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

- 5. *Prior to their use in the construction of the development hereby permitted, details 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 Conservation Area and visual impact upon the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 1.3 The works were recently completed and unfortunately details of the proposed materials were not submitted prior to the construction of the materials used in the external surfaces and the works to the external rear fenestration were altered which negated the need for the external access.
- 1.4 A non-material amendment application was submitted to the Council to regularise the outstanding points above, however the Council concluded a Section 73 minor amendment application should be submitted.

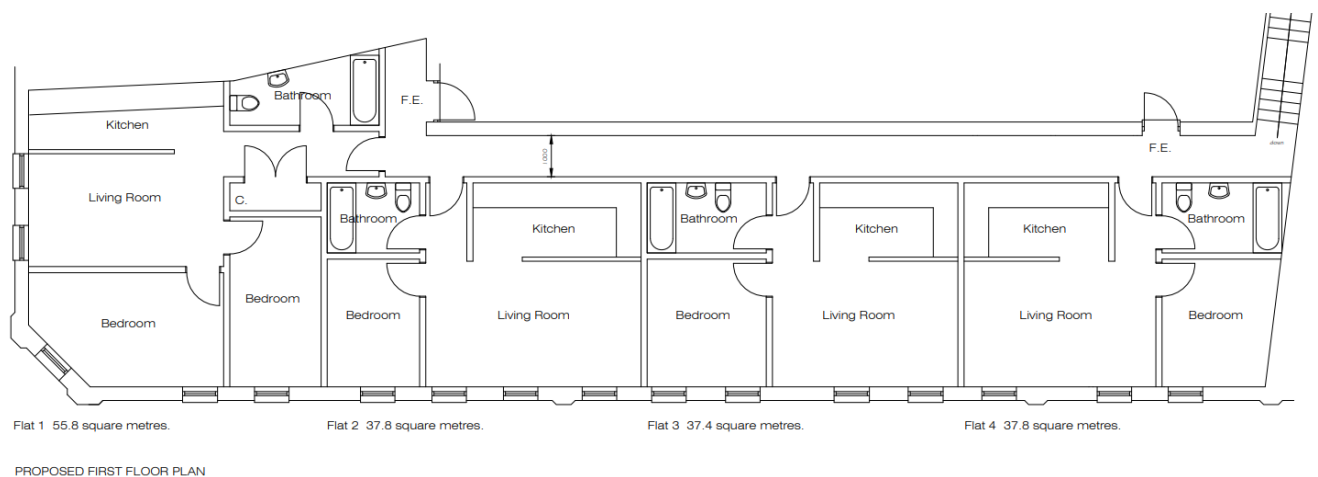
2.0 Condition No 2

- 2.1 The proposal seeks to amend Condition no 2 to allow the new proposed elevations and 1st floor plan to be superseded.

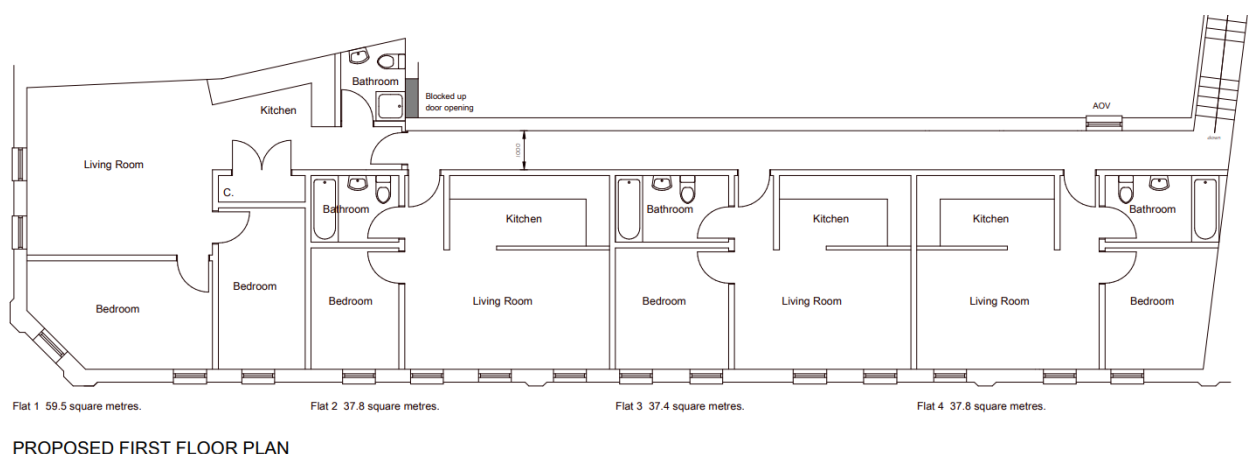
2.0 Condition No 3

- 2.1 Condition No 3 required the submission of boundary treatment to the 1st floor flat areas. This was to ensure the flat roof areas couldn't be used and result in a detrimental impact on the area. The development did not require to subsequently incorporate access onto the flat roof areas to the rear as a means of escape and as such the proposal seeks consent to remove these elements from the proposal:

Approved floor Plan



Proposed Floor Plan



- 2.2 The removal of access from the 1st floor negates the need to provide boundary treatment on the rear flat roof as it can no longer be accessed. As such this application seeks to amend the floor plan and negate the need for the boundary treatment. The condition can be amended to ensure the use of the 1st floor roof cannot be used for amenity purposes.

- 2.3 The proposal will block up one of the fire escape doors and replace the other fire door with a fixed window. The proposed amendment will not result in changes to the scale of the development and from a visual amenity perspective, the amended proposal will result in no external alterations over and above what was approved as part of the previous application. Therefore, the impact on visual amenity will be very minor and considered an acceptable change. The amendment will prevent access to the rear 1st floor roof and negate the need for Condition No 3.
- 2.4 The amended scheme would remove the ability to access the 1st floor flat roof and therefore the scheme would have no impact on the residential amenities of the neighbouring properties.
- 2.5 In conclusion, the proposed alterations are considered minor amendments to the original planning permission and will have no impact on visual or residential amenity.

3.0 Condition No 5

- 3.1 The condition require the submission of materials for external surfaces and we can confirm the following materials have been used in the construction:

Walls

- 3.2 The proposal has utilised a smooth render to match the existing panels painted white to match the existing building:



Windows

- 3.4 All windows are timber and have utilised RAL colour 7016:



Shop front and doors

3.5 All shopfront and doors have been constructed from aluminium and utilised RAL colour 7016:



Guttering and down pipes

3.6 All guttering and down pipes is black upvc.

3.7 The proposed materials utilised in the construction are deemed acceptable forms of development which will respect the visual amenities of the host property and the wider Conservation Area.