

Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

2

Suffix

Property Name

Address Line 1

Windsor Road

Address Line 2

Town/city

Neath

Postcode

SA11 1DA

Description of site location (must be completed if postcode is not known)

Easting (x)

275156

Northing (y)

197524

Description

Applicant Details

Name/Company

Title

Mr

First name

J

Surname

Gross

Company Name

Farosa Ltd

Address

Address line 1

12 Craven Walk

Address line 2

Address line 3

Town/City

London

Country

England

Postcode

N16 6BT

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Ms

First name

Monika

Surname

Majcher

Company Name

Majcher-Architect

Address

Address line 1

14

Address line 2

Ashburnham Road

Address line 3

Town/City

SOUTHEND-ON-SEA

Country

United Kingdom

Postcode

SS1 1QD

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

467.30

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes

☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

an upward single storey extension to provide 3 flats

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

commercial use

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

☒ Yes

☐ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

467.30

hectares

Area of greenfield land proposed for new development

0.00

hectares

Materials

Does the proposed development require any materials to be used in the build?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type: Windows Existing materials and finishes: white framed Proposed materials and finishes: grey framed new windows
Type: Walls Existing materials and finishes: grey brick Proposed materials and finishes: off white and dark red render finish
Type: Boundary treatments (e.g. fences, walls) Existing materials and finishes: wire netting Proposed materials and finishes: metal railings painted black, glazed balustrading to terraces
Type: Roof Existing materials and finishes: flat roof Proposed materials and finishes: flat roof single ply, anti-slip decking to terraces

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

MM Drawings no. 44-06-23 P100 revision C Landscaping Details MM Design, Planning, Access, Heritage Impact Statement; Acer Ecology P2572 Green Infrastructure Statement - 2,4 & 6 Windsor Road; 2-6 Windsor Rd - Sheet - A001 - Street Scene; 2-6 Windsor Rd - Sheet - A002 - Topographic Survey; 2-6 Windsor Rd - Sheet - A101 - Existing Plans; 44-06-23 E01 Existing Site Plans and Elevations;44-06-23 P01 Proposed Plans; 44-06-23 P02 Proposed Plans Sections;44-06-23 P03 Proposed Elevations; 44-06-23_K25_RevA;44-06-23_K26_RevA;44-06-23_K27_RevA; 44-06-23_K28_RevA;44-06-23_K29_RevA.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☐ Yes
☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☐ No
- ☒ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Please refer to Majcher-Architect As proposed ground floor plan no.44-06-23 P01 Proposed Plans

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
- ☐ No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☐ Yes
- ☒ No

Employment

Will the proposed development require the employment of any staff?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Q2023/0248

Date (must be pre-application submission)

11/04/2024

Details of the pre-application advice received

Case Officer on page 2: ...the introduction of new residential accommodation within Neath Town Centre, particularly to upper floors where this does not lead to the loss of any ground floor commercial and/or retail development, is supported in principle, subject to other development management considerations.

Case Officer on page 2: The existing building would benefit from new investment and the proposed upwards extension offers an opportunity to modernise and transform the visual appearance to create a more positive streetscape.

Case Officer on page 2: The main consideration affecting any height increase is the relationship with a number of existing listed buildings – there is a listed chapel to the rear and a number of listed bank buildings within the Conservation Area on the opposite side of the road. It is essential that any height increase does not ‘compete’ with these listed buildings or adversely affect their setting. In this regard, the design amendments currently shown are considered to be a significant improvement on the previous submission and the proposed height appears to be acceptable having regard to the site’s context and surrounding developments.

Case Officer on pages 2 and 3: However, concern is still expressed over some of the elevation treatment – particularly the extent of horizontal and ‘square’ windows - and consideration should be given to windows/openings with a more vertical emphasis and features that draw inspiration from the listed buildings opposite but with a modern interpretation.

Case Officer on page 3: A good design offers potential for positive place-making in this key location within the town centre. The scheme affords an opportunity to improve the boundary treatment/relationship with the listed chapel and railings which should form part of the design/justification for the development. In this regard, the design improvements shown to the proposed cycle/bin storage area are welcomed and must meet secure by design standards given the propensity for anti-social behaviour to occur within this part of Neath Town Centre.

Case Officer on page 3: The proposed residential accommodation standards are too small/cramped and do not conform to the requirements of Welsh Government’s ‘Beautiful Homes and Spaces’ so will need to be revised.

Case Officer on page 3: A minimum of 25% of the units must be provided as affordable housing units. Further liaison with the Council’s Housing Strategy Team is recommended.

See further on page 3.,.,.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
- ☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
- ☐ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Ms

First Name

Monika

Surname

Majcher

Declaration Date

14/08/2024

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

☒ (A) None of the land to which the application relates is, or is part of an agricultural holding

☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

☐ The Applicant

☒ The Agent

Title

Ms

First Name

Monika

Surname

Majcher

Declaration Date

05/08/2024

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Monika Majcher

Date

14/08/2024