



READING
AGRICULTURAL
CONSULTANTS

Your Ref: P2021/1245
Our Ref: 9227. NPT1

20th November 2024

Gate House
Beechwood Court
Long Toll
Woodcote
Reading RG8 0RR
Tel: 01491 684 233
rac@reading-ag.com
www.reading-ag.com

Planning Department
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

Dear Sir/Madam

RE: APPLICATION FOR APPROVAL OF RESERVED MATTERS FOR ONE DETACHED RURAL ENTERPRISE DWELLING AND GARAGE INCLUDING DETAILS IN RESPECT OF RESERVED MATTERS CONDITIONS 1 (LAYOUT, SCALE, APPEARANCE, AND LANDSCAPING), CONDITIONS 6 (GIGABIT BROADBAND), CONDITION 7 (DRIVE AND PARKING PROVISION), CONDITION 8 (BOUNDARY TREATMENT), CONDITION 9 (LEVELS), CONDITION 10 (BIRD AND BAT BOXES), 11 (MATERIALS) 12 (DRAINAGE) AND CONDITION 13 (HEDGEROW PLANTING) AND DETAILS IN RESPECT OF NON-RESERVED MATTERS AND PURSUANT TO OUTLINE PLANNING PERMISSION P2021/1245 APPROVED ON 02/04/2024 AT TY'N Y CWM FARM, TY'N Y CWM LANE, RHOS, PONTARDAWE, SA8 3EY

Reading Agricultural Consultants Ltd (RAC) is instructed by Mr R Hopkins to submit details relating to the reserved matters (appearance, landscaping, layout and scale) associated with the above outline planning permission.

During the submission process, officers kindly provided substantial advice with regards to the scale parameters, site layout and design of the proposed dwelling. Each of the points of validation raised by officers are addressed below with justification given:

Design of dwelling

The scale parameters of the proposed dwelling and garage have been adjusted to be compliant with those approved under the outline consent (P2021/1245). The garage has dimensions of 6.35m (h) x 6.27m (w) x 7.55m (L) whilst the dwelling measures 8.84m (h) x 11m (w) x 11m (L).

The applicant is of the view that the dwelling design, including use of dormers and its materials palette, is consistent with that of other rural dwellings in the area and other modern farmhouses. As such, the dormer to the front of the proposed garage has been retained as have the glazing to the front and mix of materials. The priority for the applicant at this stage is to get the application registered and valid and if these design matters become something the LPA is resistant to then we would welcome further discussions, in person, if possible.



Reading Agricultural Consultants Ltd

Registered Office as above

Company No. 3282982

Registered in England



Agricultural Building

This was originally added to plans for perspective and owing to the shared surface water drainage infrastructure. However, it has now been removed from plans as per officer requests.

Red Line Boundary

As small part of the driveway was, in error, shown as being outside of the red line boundary of the site. This has now been amended.

Block paving

Officers requested that the amount of block paving to the front of the dwelling should be reduced. This has been done and is reflected in the submitted plans with the driveway comprising a tarmac surface.

Spot levels

Officers had issue with existing ground levels being shown on the approved plans. These were shown where ground levels were not changing. However, they have now been removed.

Planting

Officers required further details in respect of the supply, ground preparation, planting and post maintenance in accordance with British Standards. This has now been supplied as per the below reference.

Specification for foul treatment plant

Officers required further information regarding the proposed foul treatment plant and a statement to justify the provision of a septic tank. This has now been supplied.

Drainage

For efficiency, it had previously been proposed to use shared surface water drainage for the proposed dwelling and adjacent associated barn. Officers were of the view this was an unacceptable solution and required all surface water features to be contained within the site. The supporting information has been amended to suit officer requirements.

The foul treatment plant had previously been shown within the curtilage of the adjacent farm building for easier maintenance and to move it further away from the dwelling. However, officers requested that it be repositioned to be within the curtilage of the proposed dwelling. The updated plans confirm this new position.

Discharge of Conditions

Details to satisfy condition 6 (broadband) have been included with this submission as have details compliant with conditions 7-13 (Action Conditions). Information to support the discharge of these conditions is provided below.

Condition 6

Condition 6 states:

No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwelling hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details

The submitted proposed site layout drawing (A1.2) shows that a 100mm service duct is to be installed to provide a link between the existing BT pole at the southern site boundary and the dwelling. A search via the Openreach website has revealed that Ultrafast Full Fibre Broadband with a download speed of 1800 Mbps is available in this location and so the infrastructure proposed will enable the dwelling to receive this.

Condition 7

In compliance with condition 7, the submitted site layout drawing (A1.2) confirms the provision of:

- off-street parking spaces;
- driveway measuring 35m in length from the garage to the site boundary with a further 20m to the footway and 4m in width;
- asphalt driveway (also see the Materials Schedule);
- a 1:15 fall on the driveway to ensure water drains onto land within the curtilage of the dwelling rather than the highway, and
- an Aco channel at the site entrance to funnel any water away from the highway

Condition 8

The submitted site layout drawing (A1.2) shows that a 1.2m high square timber post and rail fence is to be erected to all boundaries. Details of the appearance of this fence are contained within the submitted Materials Schedule.

Condition 9

Proposed Site Sections (A1.7) have been submitted for consideration which show the finished ground levels of the site and floor levels of the dwelling in compliance with the requirements of Condition 9.

Condition 10

The submitted elevational drawings (A1.5) and site layout plan (A1.2) confirm the provision of integrated bat and bird boxes into the proposed dwelling. The specifications of these elements are detailed in the submitted Materials Schedule.

Condition 11

A Materials Schedule which details the materials to be used in the construction of the external surfaces of the development has been prepared in order to satisfy the requirements of this condition.

Condition 12

A drainage scheme for the site has been prepared in compliance with condition 12 and documentation included within this submission comprises:

- Site Layout plan showing drainage (A1.2)
- details for the disposal of foul, surface and land water, and
- details of sustainable drainage methods (soakaway, rain garden and permeable surfaces) to dispose of surface and land water, including maintenance and planting maintenance schedules for rain the garden (607 and 608)
- justification for the provision of septic tank
- specification for foul drainage plant

Condition 13

The submitted Site Layout (A1.2) confirms that a native mix hedge is to be planted to all four boundaries of the site. Two trees are proposed to the northern boundary. A Landscape planting and maintenance schedule (Nov 2024) has been prepared and submitted for consideration in order to satisfy the requirements of condition 13.

I trust the submitted information is sufficient to satisfy the outstanding Reserved Matters and Conditions attached to the outline planning consent. If you have any further queries or requirements, then please do not hesitate to contact me.

Yours faithfully

Sophie Berry

