

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 - Article 21

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

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Rhodri

Surname

Hopkins

Company Name

Address

Address line 1

Ty'n Y Cwm Farm

Address line 2

Rhos

Address line 3

Town/City

Pontardawe

Country

Postcode

SA8 3EY

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Miss

First name

Sophie

Surname

Berry

Company Name

Reading Agricultrual Consultants

Address

Address line 1

Beechwood Court

Address line 2

Long Toll

Address line 3

Woodcote

Town/City

Reading

Country

United Kingdom

Postcode

RG8 0RR

Contact Details

Primary number

07581010722

Secondary number

01491684233

Email address

sophie.berry@reading-ag.com

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Reserved matters application 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), condition 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

Reference number

P/2021/1245

Date of decision (date must be pre-application submission)

02/04/2024

Please provide a description of the reserved matters for which you are seeking consent

Appearance - details of dwelling provided
Landscaping - details provided
Layout - site layout provided
Scale - see submitted plans

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Location Plan RAC/9227/1/Rev C
Site Plan RAC/9227/3/Rev C
Transport Statement June 2022

Please list all drawing numbers submitted with this application for approval

Covering letter - including hedgerow planting scheme
A1.0 B - Location Plan
A1.1 - Existing Site Layout
A1.2 I- Proposed Site Layout
A1.3 H - Proposed Floor Plans
A1.4 - G Proposed Front and Rear Elevations
A1.5 - H Proposed Side Elevations
A1.6 - F Context Elevations
A1.7 - F Proposed Site Sections
A1.8 F Perspective View 1
A1.9 F perspective view 2
A1.10 F- perspective view 3
A1.11 - Existing Site Sections
A1.12 Proposed Side Elevations between Garage and House
Materials Schedule
607 - planting and maintenance schedule
608 - Maintenance schedule rain garden Rev A
111 Raingarden Cross Section
Clenviro Matrix brochure
CLF1
Matrix installation and operation
Trafficked Area Installation
Tree and Hedgerow planning and maintenance schedule
GIS
Foul Treatment Plant justification

If applicable, please state the reasons for any changes to the original drawings

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

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