



9th December 2024
Our Ref: 21.146

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

Dear Sir/Madam,

FULL PLANNING APPLICATION

PROPOSED CONVERSION OF PARTIALLY CONSTRUCTED FOUR BEDROOM DWELLING HOUSE (PLOT 4 APPROVED UNDER P2021/0780) INTO 2 NO. ONE BEDROOM APARTMENTS), FENESTRATION CHANGES INCLUDING OMMISSION OF DORMER WINODWS AND ASSOCIATED WORKS

LAND AT PEARSON WAY, PENRHIWTYN, NEATH, SA11 2EJ

PLANNING PORTAL REFERENCE: PP-13621723

LRM Planning is instructed by Wellspring Homes to act as agent in the preparation of a planning application described above.

BACKGROUND

Planning permission was granted for the erection of eight dwellings under LPA Ref P2021/0780, subject to conditions. Applications to discharge associated conditions were made under LPA Refs P2022/0418 and P2022/0927, which were subsequently granted. Furthermore, S96a applications were made to secure minor changes to the approved scheme under LPA Refs P2022/0413 and P2023/0395. These were again approved following the usual appraisal process.

The approved scheme is in the process of being constructed with plot 4 in an advanced stage of construction. The applicant has been in discussion with Pobl Group, a Registered Social Landlord, about the sale of certain plots which would be procured as affordable housing. However, the need is for smaller housing and so the intention is to convert plot 4 into two smaller one-bedroom apartments which is better suited to local housing need.

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY

SUBMISSION DOCUMENTS

To assist the consideration of this proposal, the following plans and documentation are included:

DOCUMENT / PLAN	REFERENCE	PREPARED BY
Site location plan	1003-S4-P1	Pentan Architects
Proposed Site Layout (Plots 4A & 4B)	1010-S4-P1	Pentan Architects
House Type Details (Plots 4A & 4B)	3100-S4-P2	Pentan Architects
Street Scene Elevation*	2101-S4-P2	Pentan Architects
Planning statement/Covering letter	December 2024	LRM Planning
Completed forms	December 2024	LRM Planning

* submitted for appraisal purposes only.

The correct fee of £920 will be paid directly by the applicant, Wellspring Homes.

In view of the scale and nature of the proposed changes it is not considered necessary to go into usual detail about the site description, policy context etc. Instead this statement will just provide additional commentary to assist the LPA through the appraisal process.

SUMMARY OF PORPOSED CHANGES

The proposed changes to the building are primarily focused upon the internal layout of the plot with the conversion meaning that the first-floor accommodation is no longer required and so the front roof dormers are omitted.

Apartment A is formed at the ground floor level, with a pedestrian entrance formed to the left of the existing main entrance. The accommodation is such that the entrance hallway leads to a large open plan kitchen/lounge/dining room, which itself leads to a shower room and main bedroom. Access from the hallway leads to an external terrace which provides for the amenity needs of the apartment. Battery storage and an air source heat pump are also shown.

Apartment B is formed at lower ground floor level with access taken from the original entrance point with stair access leading to a hallway which feeds a large open plan kitchen/lounge/dining room, a shower room and main bedroom. Double doors from the kitchen/lounge/dining room leading into the garden. Again, battery storage and an air source heat pump are also shown.

Externally the main changes are the omission of the front roof dormers, albeit the rear fenestration is also amended resulting in an overall reduction in the extent of glazing. One car parking space is provided to serve the needs of each plot with slightly modified layout/arrangement.

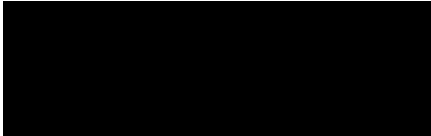
GREEN INFRASTRUCTURE

Edition 12 of PPW, the latest version of the framework, was published in February 2024. This version imposes a duty on competent authorities such as Neath Port Talbot County Borough Council to conserve and enhance biodiversity and introduces a requirement for all planning applications to be accompanied by a green infrastructure statement. Specifically, paragraph 6.2.12 states that: "A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants.

In this instance the GI and Biodiversity considerations of the development were considered under the original permission for the site, which was supported by an ecological assessment, with further controls in place under details agreed through the discharge of conditions which sought to protect the biodiversity interests of the site and ensure net biodiversity gain. In view of the scale and nature of the proposals these measures remain in place and relevant to this proposal (informative conditions can be utilised to ensure that this matters is secured).

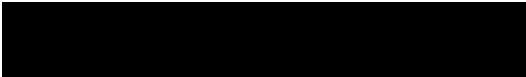
I trust that I have provided sufficient information to allow you to register and process the application. Should you require any further information in the meantime, please let me know.

Yours faithfully,



Sam Courtney BA (Hons) MA (Uc) MRTPI
DIRECTOR

LRM Planning Ltd



Enc.