

Statement in Support of an Application to Renew a Permission for the Development of a Surface Car Park by the Erection of 1 Detached House and 1 Bungalow at the Junction of Gwilym Road and Is y Bryniau, Cwmllynfell, SA9 2GN

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1. INTRODUCTION

- 1.1 This statement has been prepared by Graham Carlisle Planning on behalf of Awel Aman Tawe who are the owners of the car park as well as numbers 76 and 78 Gwilym Road. Two linked planning permissions were granted in 2022. Outline permission was granted for the development of the car park (P2021/1212) and detailed permission was granted for the change of use of 76/78 to 100% residential (P2021/1210)

1 Detached House and 1 Bungalow in the car park, Junction of Gwilym Road and Is y Bryniau, Cwmlllynfell, SA9 2GN



1.2 The outline permission for the car park was for the erection of one 3-bed detached house and one 2-bed detached bungalow, and was dated March 9th 2022. Condition 2 of the permission requires the submission of all reserved matters within 3 years of this date. Condition 18 of the permission stipulates, however, that no development can take place until the conversion of 76/78 to full residential has been implemented and this is not expected to happen until much later this year following the relocation of the Awel Aman Tawe offices to the converted school in Cwmgors. Clearly an extension of the time period for the submission of reserved matters is now required.

2 THE APPLICATION SITE

2.1 The car park land was formerly occupied by a chapel which was demolished in 2007. It was subsequently set out as a car park with a pedestrian access from Gwilym Road and a vehicular access from Is y Bryniau. The site is Flat and generally rectangular in nature with a 13m frontage to Gwilym Road and a 35m frontage to Is Y Bryniau. It is surfaced in tarmacadam with the exception of a landscaped area at the northern end of the site.

- 2.2 Numbers 76/78 Gwilym Road are opposite the carpark. They are a two-storey semi-detached former dwellings that were converted to an office with flat above in 2008. The carpark opposite was constructed to serve the office.
- 2.3 The surrounding area is almost exclusively residential in character and lies towards the northern end of the village. It has easy access to all village facilities and is readily served by a regular bus service to Swansea.

3. THE PROPOSED DEVELOPMENT

- 3.1 Permission is sought in principle for the redevelopment of the carpark for residential purposes. The submitted layout plan is schematic in nature but aims to show the potential of the site to accommodate a detached house fronting Gwilym Road with a dormer bungalow at the rear fronting Is y Bryniau. The detached house would have 3 bedrooms and the bungalow would have 2.
- 3.2 In terms of scale the detached house would be between 7.9m. and 8.1m wide and between 7.9m. and 8.1 m long. The bungalow would be between 5.9 and 6.1m wide and between 8.9 and 9.1m long. The house would be between 5.8 and 6.2m high to the eaves and between 7.8 and 8.2 m high to the ridge, whilst the dormer bungalow would be between 3.0 and 3.5m high to the eaves, and between 6.5 and 7.0m high to the ridge.



- 3.3 With regard to exterior finishing materials, both properties would use a red facing brick similar to the new houses recently built at 77 and 78 Gwilym Road, and would be covered by a grey coloured concrete tile. All windows, doors and fascias would be in white UPVC. The bungalow will have dormer windows at first floor level overlooking Is y Bryniau but at the rear will have only high level rooflights. This, plus a 2m wall along the boundary with number 81 will ensure that there will be no loss of privacy to that property.

4. PLANNING HISTORY

- 4.1 The carpark was previously occupied by a metal chapel which was demolished in 2007 following the carrying out of a bat survey. The land was first identified as a possible car park in 2006, however, when outline planning permission (Ref P2005/1895) was granted for the construction of an energy centre on a former library site on the opposite side of Is y Bryniau. This development did not proceed, however, and the library site is now occupied by houses.
- 4.2 The car park was constructed and first used in late 2007, and was then included in an application (Ref P2007/1356) for the change of use of a shop and premises at number 76 Gwilym Road from shop, flat and offices to café and offices, plus first floor extension. Permission was granted for this in March 2008 but has never been fully implemented in that the building has only been used since then as ground floor office premises for Awel Aman Tawe with a 2-bedroom flat above..

5. PLANNING POLICY

- 5.1 Policy SC1 of the Neath Port Talbot Local Development Plan deals with the settlement limits which are defined on the adopted plan. The settlement of Cwmllynfell is defined in this way and the carpark site in this case is located within the defined settlement.
- 5.2 The policy states that within settlement limits development will be approved when it is *“.....proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy.”* Cwmllynfell is defined in the Settlement Hierarchy as a ‘Small Local Centre’. This means that it has adequate public transport links with at least

one shop and/or several community facilities. It can be interpreted from this, therefore, that the application site is in a sustainable location. In addition it is suggested that the two new dwellings will provide a welcome addition to the village as they will provide small-scale accommodation suitable for first-time buyers. This will be particularly beneficial as there is no requirement in this case to provide any affordable housing.

6. CONCLUSION

- 6.1 The redevelopment of the carpark for housing is clearly within policy and will bring with it benefits to the village. In addition the sale of the land will help to bring forward the new community facilities proposed in Cwmgors. Planning permission in outline was found to be appropriate, therefore. It is acknowledged that such a development would take away the current parking area for the office space in 76/78 Gwilym Road. With the return of 76/78 to a purely residential use with on-site parking, however, the need for the car park will disappear.

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