

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 27/07/2025

Mr. C Morris
Head of Planning Services
Neath Port Talbot Council
The Quays
Brunel Way
Neath
SA11 2GG

Dear Sir,

RE: Retrospective application for the demolition of a dwelling and the construction of a replacement detached dwelling

The Paddock, Access to Dyffryn Farm, Dyffryn, SA10 7BQ

Please find attached an application for the above development.

The submitted information is as follows.

1. Planning Application Form
2. Fee £460
3. Plans and Documents as follows

1	Location Plan AF-005-Rev 2
2	Block plan AF-200-01
3	Existing/ Proposed Elevation AF-001-Rev 3
4	Existing/ Proposed Elevation AF-002-Rev 3
5	Existing/ Proposed Ground Floors Plan AF-003-Rev 3

PHONE

MOB PHONE

EMAIL

6	Existing/ Proposed First Floors Plan AF-004-Rev 3
7	Existing/ Proposed roof plan AF-004a-Rev 4 - by email
8	Planning Statement
9	Green Infrastructure Assessment
10	Covering Letter
11	Appendix 1 – Structural report
12	Appendix 2 - <i>Wood v The Secretary for State [2015]</i>
13	CMRA
14	Tree Survey

The application seeks consent for a like for like replacement dwelling which will be constructed on the existing concrete slab.

The applicants obtained permission for an extension and outbuilding in 2020 and a further consent in August 2024 for substantial extensions to the dwelling.

Work commenced on construction of the approved extensions in September 2024. Following the completion of the extensions to DPC work commenced on the repair/replacement of the roof.

During the removal of the cast concrete roof, which was tied into the internal walls of the first floor walls, the walls became dangerously unstable and unsafe.

The applicant accepts, with the benefit of hindsight, that at this stage it would have been prudent to take further professional advice. Unfortunately, the applicants' naïveté and inexperience in such matters led him to take the advice of his builder who indicated that it would be safer, but more expensive, to demolish the building.

The applicant wishes to indicate that the demolition of the dwelling was a serious misjudgment and was not undertaken to provide any material benefit or circumvent the planning process.

Indeed, it is submitted that the decision to remove the existing dwelling will result in considerable increase in costs associated with the reconstruction of the dwelling, delays and anxiety.

Yours faithfully,

Robert Bowen.