

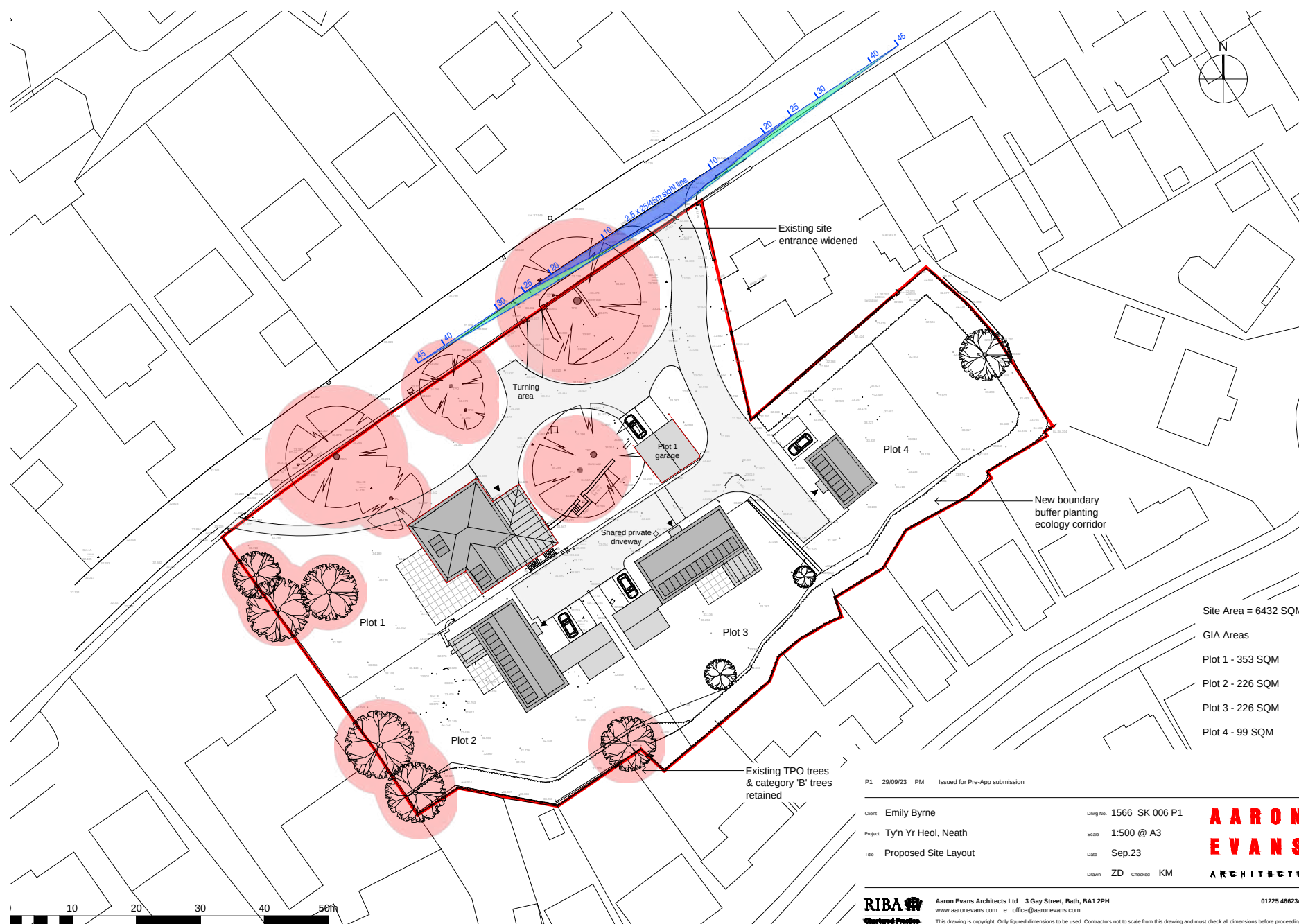


Fig. 6 PRE-APP - SITE LAYOUT & STREET ELEVATION

4.0 PLANNING CONSULTATION

4.1 Pre-Application Submission - September 2023.

As noted above a Pre-application submission was made to the Council in 2023 with a full written response issued 27 April 2024.

The submission proposed the construction of four new dwellings and illustrated the following accommodation:

- Plot 1 350-360 sqm - 6 / 7 bed detached house (market)
- Plot 2 220-230 sqm - 5 bed detached house (market)
- Plot 3 220-230 sqm - 5 bed detached house (market)
- Plot 4 95-105 sqm - 3 bed detached house (affordable)

TOTAL 885 - 925 sqm GIA

The overall footprint of the proposed buildings was approximately 7% greater than the existing dilapidated structures on site, totalling 752 sqm.

The street scene was proposed to be reinstated by introducing a new, sustainable frontage building (Plot 1) of a similar size to the existing property with three further dwellings set to the rear and served by a new shared surface driveway.

Plot 1 followed a similar the footprint of the original historic building and extensions, comprising a two-storey main house with attic rooms, together with single storey family accommodation wrapping around. The three properties at the rear were also two storey and all detached, including one affordable home. All buildings were orientated to maximise privacy and solar gain. A traditional, vernacular design approach was illustrated.

Access was provided by widening an original entry point on the western side, with adequate visibility in both directions. A 4.8m wide shared surface, private drive provided vehicular access for cars, refuse and emergency vehicles.

4.2 Pre-Application Response

The Pre-application response provided an overview of local context and constraints as well as planning history and relevant policy. It commented upon the key design and layout aspects of the submitted proposals:

4.2.1 Principle of Development:

The letter noted that Policy BE1 requires a density of 30 dwellings per hectare and raises concerns that the provision of only four units on site would not satisfy this criteria. It was noted that approval will be required from CADW for demolition of the remaining dilapidated listed structures

Cont./

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4.2 Pre-Application Response - cont./

4.2.2 Design and visual impact:

The response acknowledged the layout sought to follow the existing pattern of development and considered the locations of trees and their root protection areas on the site. The introduction of PV panels was also welcomed.

'While consideration is given to the context and constraints of the site, noting the TPOs and principles of development centred on the historic layout of the site, concerns are raised within regard to the proposed density and the ineffective use of land.'

4.2.3 Impact upon neighbouring properties:

The layout submitted was *'not considered to result in an unacceptable overbearing or overlooking impact upon neighbouring properties'*. It was noted that levels and window positions would need to be determined, including the relationship between plots 1 and 2.

4.2.4 Parking and highway safety:

The principle issues raised were:

- A shared drive was not considered acceptable. A new access road built to highway authority standards (min 5.5m width with 2m footways) with adequate turning facility should be provided.
- Vehicular vision splays should be in accordance with TAN 18.
- 'Parking spaces' / driveways and should be a minimum of 6m long and 3.6m wide for a single driveway, 6m x 6.2m for double side by side parking. Minimum garage sizes were also advised. Notwithstanding the above it was acknowledged that the current Parking Standards SPG only requires spaces to be at least 4.8m x 2.6m.
- Parking standards are 'maximum' standards and shall be provided at a rate of 1 space per bedroom up to 3 spaces.
- A pedestrian crossing point to be provided at the new access point.
- A street lighting scheme shall be submitted.
- SAB approval would be required prior to any work commencing.

4.2.5 Biodiversity & arboriculture

A 'green infrastructure statement' is required to be submitted proportionate to the scale and nature of the development proposed. Bat and Barn Owl Surveys were advised. The response noted that a replanting scheme at a ratio of 3:1 should be provided for the five Category B and C trees proposed to be removed.

4.2.6 Drainage, Contaminated Land and Coal Mining Risk

The response advised that a sustainable drainage scheme together with a Coal Mining Risk Assessment would be required.

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Fig. 7 PRE-APP - ILLUSTRATIVE SITE SECTIONS & ELEVATIONS



Fig. 8 PLANNING APPLICATION - SITE LAYOUT



Fig. 9 PLANNING APPLICATION - STREET ELEVATION / SITE SECTION

4.0 PLANNING CONSULTATION

4.3 Planning & Listed Building Consent Applications.

Planning and Listed Building applications were submitted in December 2024 and registered on 2 January 2025. Ref: P2024/0817 and P2024/0818. The submission proposed the construction of eight new dwellings, illustrated in Fig 8 left, comprising of:

- 1 no. 6 bed detached house
- 2 no. 5 bed detached houses
- 2 no. 4 bed detached houses
- 3 no. 2 bed terraced houses (including 2 affordable units)

TOTAL 1447 sqm GIA plus garages

The formal planning submission was informed by the earlier Pre-Application process started in October 2023 for the smaller development of houses on the site. The submitted scheme responded to Pre-App feedback and the Council's requirement to increase development density.

4.4 Feedback on formal Applications:

During the planning process, all consultation responses were reviewed and adjustments made as required to the submitted drawings and documents in response, including comments on service access and active travel.

Following the statutory consultation process a meeting was held with Planning officers at Neath Port Talbot County Borough Council offices on 12 March 2025. Concerns were raised by officers in respect of matters relating to Heritage (justification under Technical Advice Note 24), Ecology (Green Infrastructure Statement) and Design.

Design concerns were summarised in the NPTCBC email of 12 March 2025:

- Concerns with the placemaking courtyard contribution of plot 3, the garage appears to have more of a frontage with the courtyard with the frontage of plot 3 predominantly facing plot 4.
- Entrance to the site should create a sense of place.
- Proposed development currently has a lot of hardstanding
- Plots 6-8 need to relate better to plots 2-5.
- Plot 1 would need to convey the reason for the very large plot 1 and the design.

It was agreed at this meeting that the applications would be withdrawn to enable these concerns to be further addressed.

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Fig. 10 SITE ROOF PLAN AS PROPOSED

Dwg 1566_028B

4.0 PLANNING CONSULTATION

4.5 Second Pre-Application Submission

Following withdrawal of the formal planning and listed building applications a further pre-application submission was prepared and submitted in June 2025.

4.5.1 Summary Response to Points raised on formal Applications

The revised design proposals were informed by the formal feedback on withdrawn Planning Application as follows:

- Concerns with the placemaking courtyard contribution of plot 3, the garage appears to have more of a frontage with the courtyard with the frontage of plot 3 predominantly facing plot 4.

Plot 3 was redesigned and moved towards the northeast. The garage was reduced in size and a wider frontage presented to the courtyard. This return aligned with the frontage of Plot 2 to reinforce the courtyard and to create an appropriate sense of enclosure whilst maintaining residential amenity.

- Entrance to the site should create a sense of place.

The location of the site entrance is constrained by the opportunities to safely access the site and is located at the eastern end of the frontage, in the approximate position of the historic access to the stableyard. Further details were submitted illustrating the works to the boundary wall including creating new gate piers. Refer to drwg 1566_036. These also accompany this new application.

The layout and alignment of the access road is dictated by the need to provide a 6m wide easement for the foul sewer that traverses the site from the south to north, together with a 5.5m wide carriageway and associated footways to adoptable standards. However, the turning head was redesigned to shorten the road length and to facilitate a more continuous built frontage.

- Proposed development currently has a lot of hardstanding

The revised road design, site layout, alongside amended hard landscape details for each plot significantly reduced the areas of hardstanding illustrated.

- Plots 6-8 need to relate with plots 2-5.

In discussions, officers considered the original terrace to appear disconnected from the rest of the development. Plots 6 to 8 were therefore reorientated to run parallel to the revised access road to create a more continuous street frontage, whilst maintaining privacy distances with adjoining properties.



Fig. 11 SECOND PRE-APPLICATION - STREET ELEVATION / SITE SECTION (Plots 6-8 reorientated)

4.0 PLANNING CONSULTATION

4.5 Second Pre-Application Submission - Cont./

4.5.1 Summary Response to Points raised on formal Applications cont./

- Plot 1 would need to convey the reason for the very large plot 1 and the design.

Plot 1 remained a single, detached dwelling, similar in footprint to the original building with extensions. Given the historic arrangement of the site, the historic streetscape and the number of existing TPO trees that contribute to the mature landscape setting of the property this approach is still considered to be appropriate. This is discussed further on the following pages.

4.6 Feedback on Second Pre-Application Submission

An initial review meeting was held with Planning officers from NPTCBC in August 2025 with a formal written response received on 29th September 2025. This response reiterated a number of technical and policy aspects that need to be considered and commented further on the revised design proposals

All technical and policy aspects have now been addressed including heritage, highways and drainage and are otherwise covered in other submitted supporting documentation.

The feedback comments on the revised layout submitted noted the following:

- the reorientation of plots 6-8 may increase perceived overlooking.
- the proposals should be an exemplar design that would provide substantial benefit to the community.

These points are discussed further on the following pages.