

PLANNING STATEMENT

PROPOSAL: VARIATION OF PLANNING
PERMISSION REF: P2021/0032 CHANGE
OF USE FROM OFFICES (CLASS B1) TO 11
SELF CONTAINED FLATS (CLASS C3)
INCLUDING ALTERATIONS TO ALLOW
FOR INTERNAL ALTERATIONS AND
MINOR EXTERNAL ALTERATIONS.

ADDRESS: CYMRIC HOUSE, STATION
ROAD TO BETHANY CAR PARK LANE,
PORT TALBOT.

1.0 Background

- 1.1 Planning permission was originally sought for the change of use of Cymric House from offices (Use Class B1) to 11 x self contained flats (Use Class C3) including alterations to the pattern of fenestration under Ref: P2021/0032.
- 1.2 The application was considered by the Local Planning Authority and refused for the following reason:
 1. ***The proposed change of use of commercial offices into 11 residential flats would result in the introduction of ground-floor sleeping accommodation/flats with no area for safe refuge in a flood emergency, whilst the immediate area surrounding the development would be at risk of flooding and therefore have unacceptably restricted access/egress. As such, the proposal would therefore fail to meet the 'refined' tests in Section 6 of Technical Advice Note 15, including the fact that it is not specified for regeneration under Policy CCRS1 of the Neath Port Talbot Local Development Plan.***
- 1.3 The refusal was subsequently appealed to the Welsh Government and appeal was allowed. This section 73 application is made to vary the planning permission to allow to internally alter the approved layout plans and minor alterations to the pattern of fenestration.

2.0 Site Location

- 2.1 The site is situated within the defined settlement limits of Port Talbot which is the second major town within Neath Port Talbot County area.
- 2.2 The appeal site is located in a highly sustainable location within Port Talbot Town Centre. The site will enjoy numerous nearby community facilities, shops, leisure facilities and employment opportunities. The property is also in very close proximity to multiple bus routes and Port Talbot Central Bus and Train stations. It is envisaged the flats would be occupied by young professionals and single parent families. The location and type of properties would not lend themselves to families.



Appeal Site

3.0 Proposal

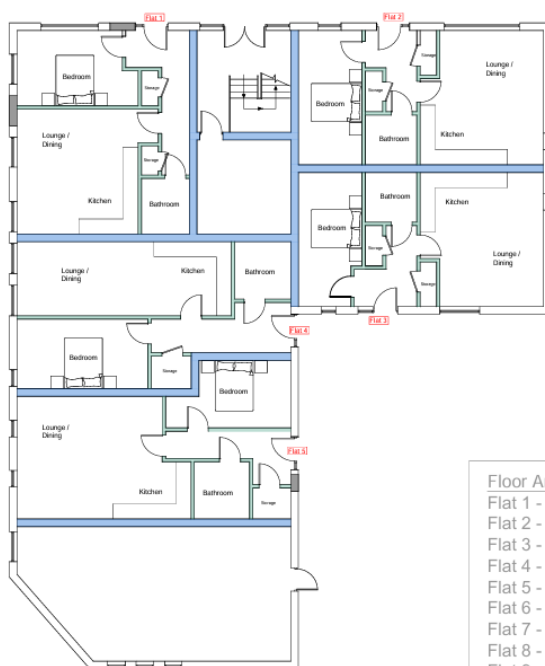
3.1 The scheme will result in the change of use of the vacant commercial building from offices to 11 flats:

Previously Approved Floor Plans

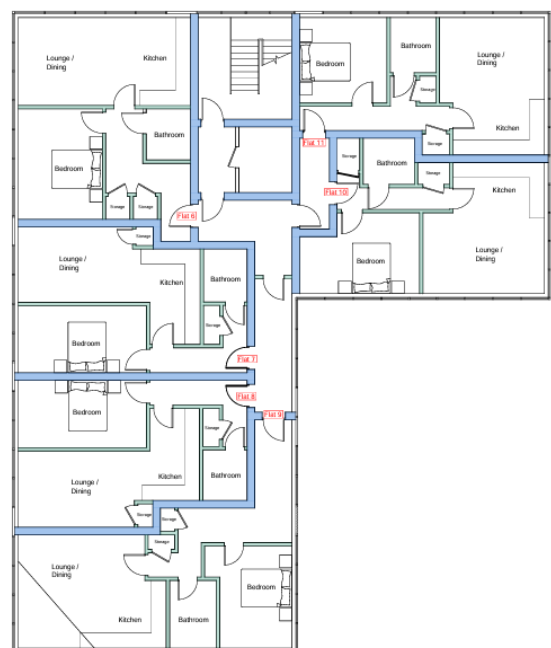


id Floor Outline

Proposed Floor Plans

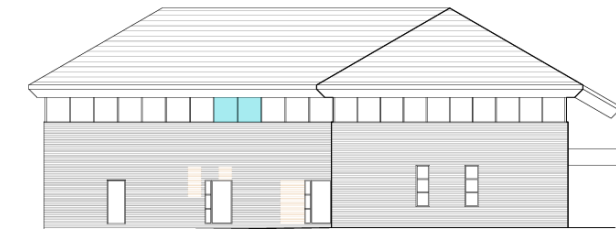


Floor Area	
Flat 1 -	55m ²
Flat 2 -	52m ²
Flat 3 -	52m ²
Flat 4 -	57m ²
Flat 5 -	58m ²
Flat 6 -	56m ²
Flat 7 -	49m ²
Flat 8 -	49m ²
Flat 9 -	59m ²



- 3.2 Like the previous approval the proposal will provide 11 flats split over two floors. The ground floor will comprise 5 one bedroom flats and cycle and refuse storage and the 1st floor 6 one bedroom flats.

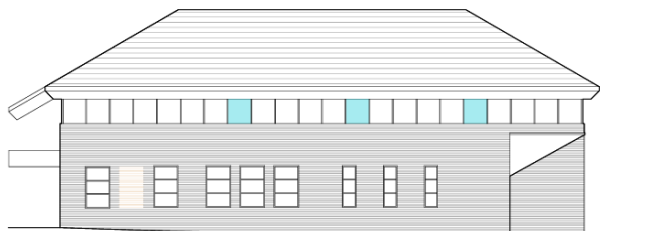
Proposed elevations



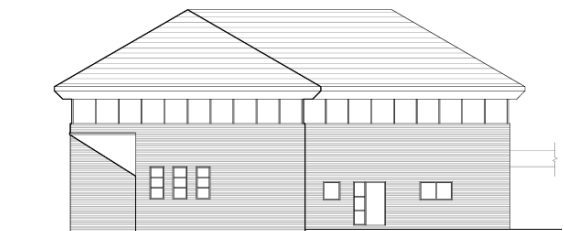
Proposed Side Elevation
1 : 100



Proposed Front Elevation
1 : 100



Proposed End Elevation



Proposed Rear Elevation

- 3.3 In visual terms the amended proposal will result in modest additions and alterations to the ground floor pattern of fenestration.

- 3.2 Like the previous approval the proposal will provide 11 flats split over two floors. The ground floor will comprise 5 one bedroom flats and cycle and refuse storage and the 1st floor 6 one bedroom flats.

4.0 Main Issues

- 4.1 It is clear that the principle of the conversion of this former office block into flats has previously been established with the live extant planning permission. Furthermore, the number of flats has not increased and as such the impact of the proposal on highway safety will be similar.
- 4.2 Furthermore, given the extant lawful use of the site the principle of residential use in this area from a flooding perspective is also considered to be acceptable.
- 4.3 Therefore, the main issues for the consideration of an application such as this relates to:
- The impact of the amended proposal on the visual amenities of the host building and wider area.
- 4.4 Careful consideration needs to be given to the site history and the provisions of NPT LDP and any relevant Supplementary Planning Guidance documents.

5.0 Visual Amenity

- 5.1 From a visual amenity perspective, the proposal will create 5 additional flat entrance points at ground floor level and modest changes to the pattern of fenestration to facilitate the revised layout. These alterations to the property are considered minor and will have an acceptable impact on the character and appearance of the area.
- 5.2 Therefore, from a visual amenity perspective the proposal is considered acceptable.

6.0 Residential Amenity

- 6.1 Turning to residential amenity, the proposal will provide similar flat sizes to that which were approved under the previous application. Furthermore, each flat will have a good outlook and level of accommodation to serve the needs of the future occupiers.
- 6.2 The proposal will create no overlooking, overbearing or overshadowing issues. Therefore it is considered the proposal will have an acceptable impact on the residential amenities of any of the surrounding properties and the future occupiers.

7.0 Conclusion

- 7.1 In conclusion, the approval of this application will help deliver affordable units of accommodation within a strategic sustainable location where residential development is promoted. Furthermore the development will help meet NPT Council's Housing requirements which again will meet the strategic development targets of the LDP.
- 7.2 The proposed changes are considered acceptable minor changes to the approved scheme and in light of the attached report, it is hoped you will see fit to support his proposal.