

# CITY AND COUNTY OF SWANSEA

TOWN AND COUNTRY PLANNING ACT 1990

## GRANT OF PLANNING PERMISSION

TO:  
MR S C TURNER  
34 PANTGLAS  
GORSEINON  
SWANSEA  
SA4 6BJ

**DATE REGISTERED:** 2nd August 2004

**APPLICATION NO:** 2004/1816

**APPLICANT:** Mr S C Turner

The CITY AND COUNTY OF SWANSEA, in exercise of its powers under the above ACT, hereby GRANTS planning permission for:-

**PROPOSAL:** Construction of one pair of semi detached dwelling houses

**SITE LOCATION:** Land adjoining 16 Culfor Road, Loughor, Swansea

as referred to in your application and shown on the accompanying plan(s), subject to the following condition(s):-

1. The development shall be commenced not later than the expiration of 5 years from the date of this planning permission and shall be completed in accordance with the said application plans and conditions prior to any part thereof being brought into beneficial use.

Reason 1. To comply with the provisions of Section 91 of the Town and Country Planning Act, 1990 and to ensure that the development is completed in accordance with the plans approved by the City and County of Swansea, and so avoid any detriment to amenity or public safety by works remaining uncompleted.

2. Before the development hereby approved is occupied the means of enclosing the boundaries of the site shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason 1. In the interests of visual amenity and general amenity.

3. Samples of all external finishes shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced.


Reason 1. In the interests of visual amenity.

4. The proposed parking spaces shall be laid in accordance with the approved plans prior to the beneficial use of either of the proposed dwellings and shall be retained for the parking of vehicles and for no other purpose.

Reason 1. To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway.

5. A crossing over the footpath/verge in the existing highway shall be completed before the development is brought into use in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason 1. In the interests of highway safety.



6. The boundary of the site fronting Bwrw Road must be set back by a minimum of 1.8m from the edge of the carriageway for its entire length from the junction with Culfor Road to the end of the site boundary.

Reason 1. In the interests of highway safety.

7. The land forward of the revised boundary must be made up at the developers expense as footway to the satisfaction of the Local Planning Authority.

Reason 1. In the interest of highway safety.

**INFORMATIVES:**

1. The drawing numbers/description to which this decision refers are as follows:

Drawing(s) No.(s): Site location plan, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, dated 14th September 2004.

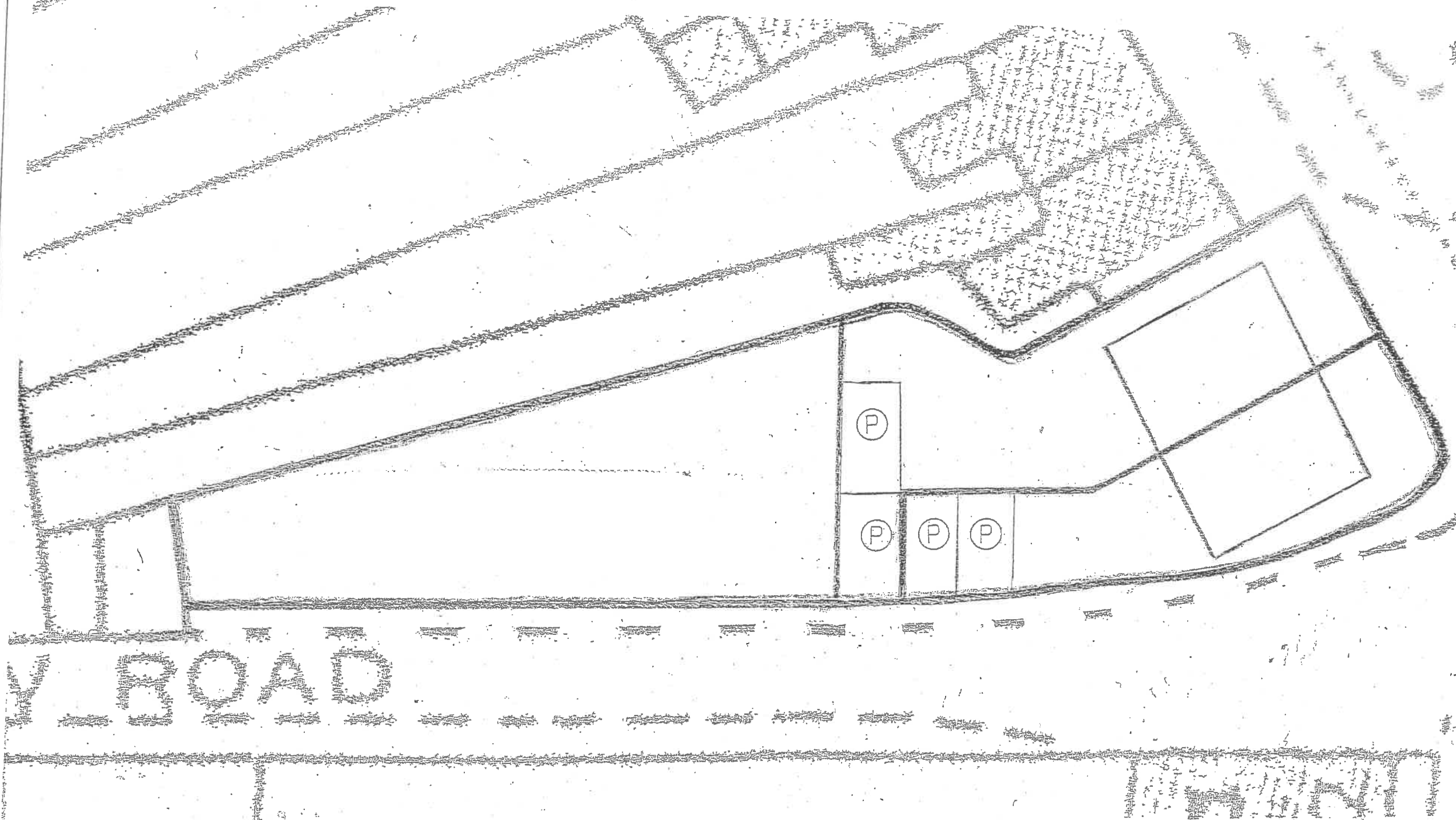
2. The development plan covering the City & County of Swansea is the West Glamorgan Structure Plan (Review No. 2), the Swansea Local Plan (Review No.1), the Southern Lliw Valley Local Plan, & the Northern Lliw Valley Local Plan. The following policies were relevant to the consideration of this application Policies H7 and T7 of the Southern Lliw Valley Local Plan.

3. The resultant footway remains the maintenance liability of the developer. However, free dedication of the footway for maintenance at the public expense will be accepted subject to its satisfactory construction.

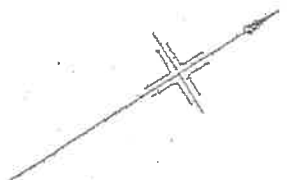
DATED: 22nd October 2004

**HEAD OF PLANNING SERVICES**

**PLEASE NOTE:** Your attention is drawn to the attached notes which explain, amongst other things, your right of appeal against this decision.



ADMINISTRATIVE AREA SWANSEA  
ABERTAWE



REVISION	CHANGE No.	DESCRIPTION	BY	DATE
2	2	Ridge height comminised with adjacent properties	ABC	10/09/04
	1	Front Bays removed		
1		Initial Release	ABC	05/07/04

CUSTOMER;  
MR S. C. TURNER  
34 PANT GLAS,  
GORSE INON,  
SWANSEA,  
SA4 6BJ

DESCRIPTION;  
PROPOSED DEVELOPMENT AT LAND ON  
CULFOR ROAD, LOUGHOR, SWANSEA;  
- 2x 3 BEDROOM SEMI-DETACHED  
DWELLINGS, WITH OFF ROAD PARKING.

SCALE, 1:200

SIZE; A1	DRAWING REF PROPOSED 5
THIRD ANGLE PROJ. 	DRAWN BY; ABC
SHEET 5 OF 13	DATE; 05/07