



DISCHARGE OF CONDITIONS & NON MATERIAL AMENDED

BETHAL CHAPEL, PERROTT STREET, TREHARRIS, CF46 5RT

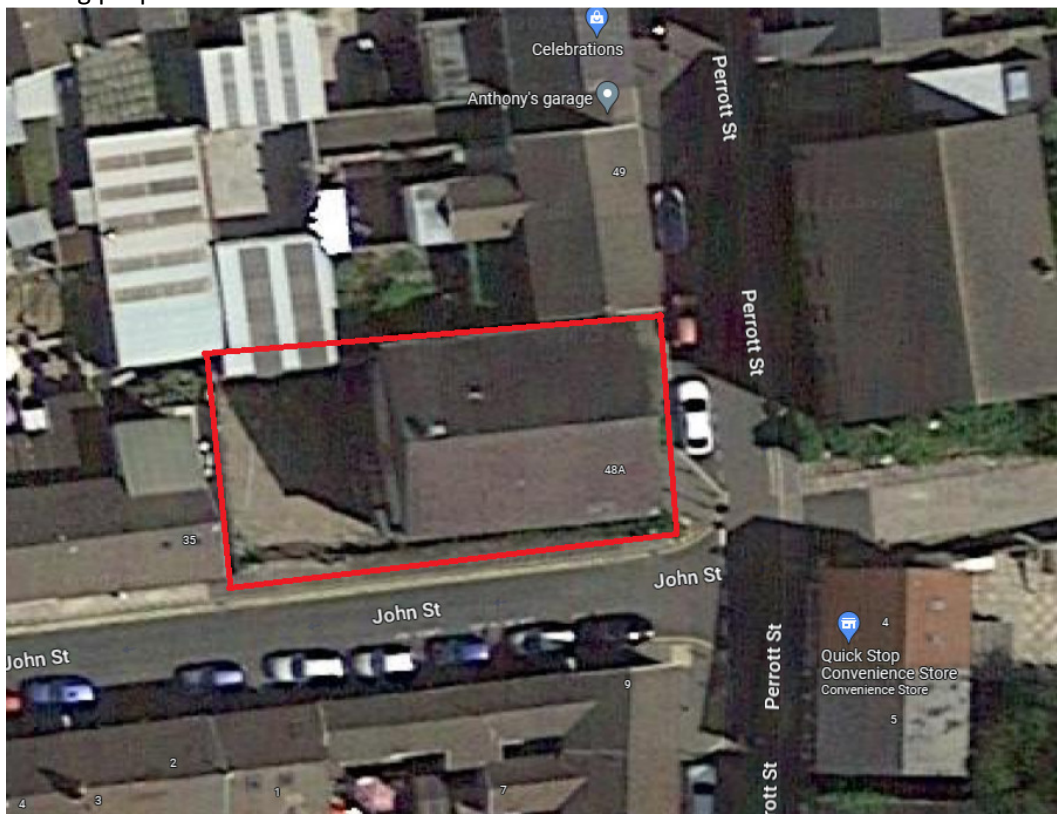
Summary:

We propose to submit both the non material amendment and the release of conditions applications to run together.

The reason for the non material amendment is due to a neighbouring property has extended their land within the curtilage of Bethal Chapels grounds (North of Car Park area. The is massively detrimental to the project as it removes one car park space. Existing Planning was approved for 6 dwellings and 6 car spaces. So now with only 5 spaces available we have decided to change the internal layout to house only 5 dwellings.

I have attached a drawing of the existing approved application design and one for the new proposed design to prove the impact is minimal with minor changes externally.

After surveying the property historically the original building to the west fronting the car park area originally had two doorways and two more windows. I have incorporated these into the new design as a) the externals are now true to its original design with maintains the buildings history better and b) this areas affected look is only towards the car park with means the impact there is no impact to neighbouring properties.





Condition's to be released – Application P/16/0340 - :

Condition 3: Building Materials

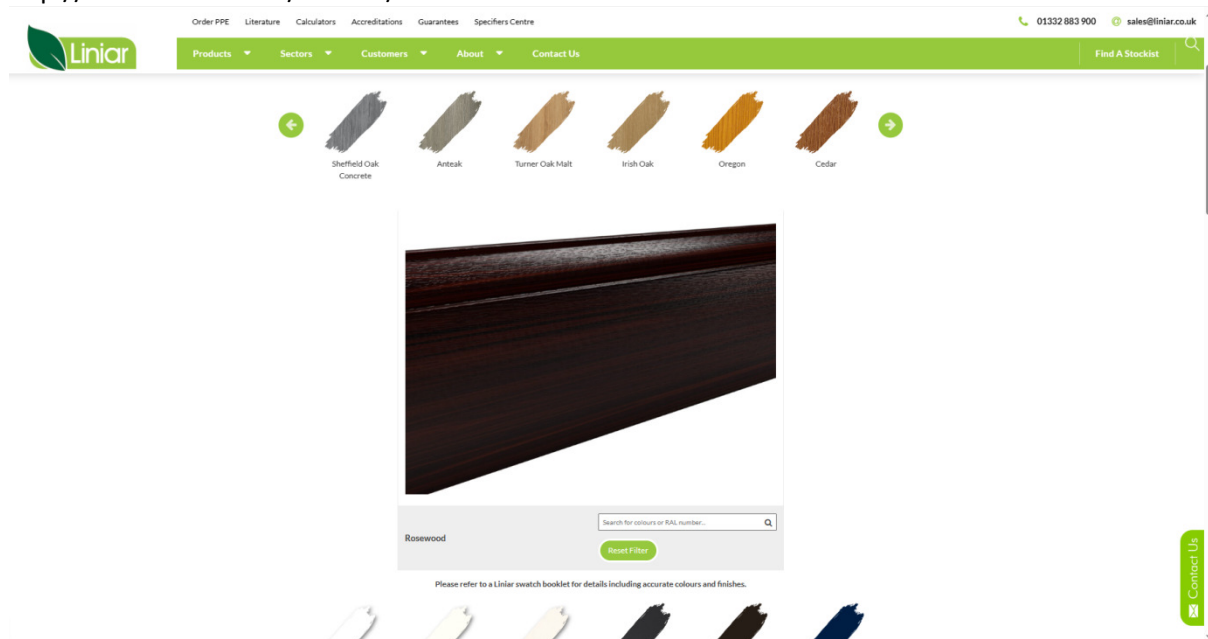
Condition 4: Driveway & Splay of View

Condition 3:

To comply with Policy BW7 in Merthyr Tydfil LDP



Windows and Doors. Proposed – Liniar's uPVC Rosewood. This is near Identical to what is existing.
<http://www.liniar.co.uk/colours/>

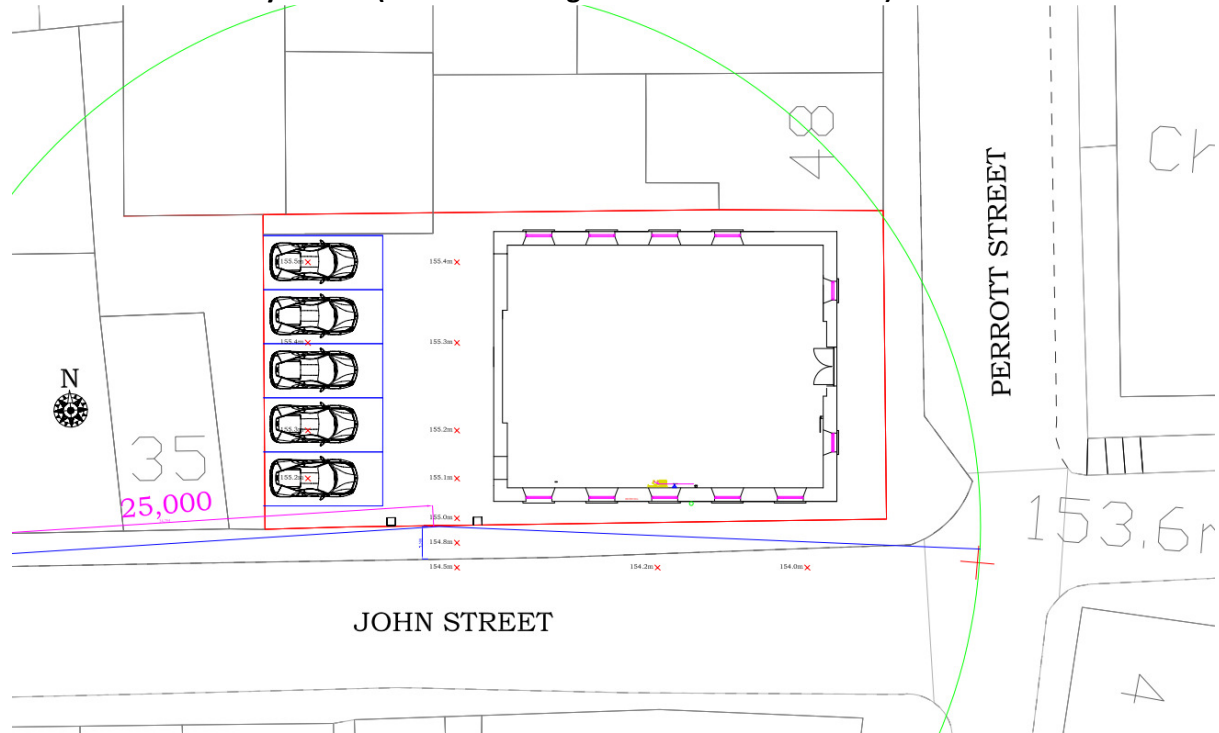


Roof Tiles to remain as slate.

Chapel Wall Finish – The be painted in a breathable sandtex colour (off white) or similar.

Boarders – To maintain existing stone wall and front gates.

Condition 4: Driveway Details (Master Drawing Attached to Scale in PDF)



Splay of view onto a 20mph highway (John Street). To comply with BW12 and TB11. Proposed wall height at site entrance to be no higher than 900mm to maintain future splay of view. Regarding drainage and site Levels:

The existing car park area is level and will maintain existing levels. Levels are within attached drawing. We proposed a permeable block paved finished surface to remove surface water from dispersing onto the highway.

Regarding Drainage – there is no Drainage needed as permeable block paved removes the surface water.





Non Material Amendment Details:

1. A reduction of car park spaces from 6 to 5. Proposed drawings attached.
2. Request to remove detail within Condition 3 – a 1:10 Scale drawings of windows and doors.

