



## ***PLANNING COMMITTEE***

***2.00 PM - TUESDAY, 10 JULY 2018***

***COMMITTEE ROOMS 1/2 - PORT TALBOT CIVIC CENTRE***

### **PART 1**

1. Declarations of Interest
2. Minutes of the Previous Meeting (*Pages 5 - 8*)
3. To Request Site Visit(s) from the Applications Presented
4. **Section A - Matters for Decision**

*Reports of the Head of Planning and Public Protection*

### **Planning Applications Recommended for Approval**

5. **Application No: P2018/0460** (*Pages 9 - 20*)  
Change of use from residential unit (C3) to House of Multiple Occupation (C4) for 6 people at 234 Neath Road, Briton Ferry, Neath, SA11 2AX.
6. **Application No: P2018/0472** (*Pages 21 - 32*)  
Change of Use from Dwelling (Use Class C3) to House of Multiple Occupation (HMO) (Use Class C4) at 58 Neath Road, Briton Ferry, Neath, SA11 2YR.
7. **Application No: P2018/0490** (*Pages 33 - 44*)  
Change of Use from Dwelling (Use Class C3) to House of Multiple Occupation (HMO) (Use Class C4) at 81 Cwrt Sart, Briton Ferry, Neath, SA11 2SR.

8. **Section B - Matters for Information**

*Reports of the Head of Planning and Public Protection*

9. Appeals Received 30 April to 3 July 2018 (Pages 45 - 46)
10. Appeal Decisions 30 April to 3 July 2018 (Pages 47 - 60)
11. Delegated Decisions 30 April to 3 July 2018 (Pages 61 - 94)
12. Urgent Items  
Any urgent items at the discretion of the Chairman pursuant to Section 100B(4)(b) of the Local Government Act 1972.

**S.Phillips**  
**Chief Executive**

**Civic Centre**  
**Port Talbot**

**Wednesday, 4 July 2018**

## **Committee Membership:**

**Chairperson:** Councillor S.Paddison

**Vice  
Chairperson:** Councillor H.N.James

**Members:** Councillors A.R.Aubrey, S.Bamsey, R.Davies,  
W.F.Griffiths, S.K.Hunt, C.J.Jones, L.Jones  
S.Pursey, A.McGrath and R.Mizen

**Cabinet  
UDP/LDP  
Member:** Councillor A.Wingrave

## **Requesting to Speak at Planning Committee**

The public have a right to attend the meeting and address the Committee in accordance with the [Council's approved procedure](#) which is available at [www.npt.gov.uk/planning](http://www.npt.gov.uk/planning).

If you would like to speak at Planning Committee on an application reported to this Committee you must:

- Contact Democratic Services in writing at : Civic Centre, Port Talbot SA13 1PJ, preferably by email: [democratic.services@npt.gov.uk](mailto:democratic.services@npt.gov.uk).
- Ensure your request to speak is made no later than two working days prior to the meeting date (by 2 pm on the preceding Friday based on a usual Tuesday meeting),
- Clearly indicate the item number or application number on which you wish to speak and confirm whether you are supporting or objecting to the application.
- Give your name and address (which will be publicly available unless there are particular reasons for confidentiality)

Please note that only one person is able to speak for each 'category' (objector; supporter; applicant/agent; Town/Community Council for each application. Full details are available in the [Council's approved procedure](#).

In addition, if an objector registers to speak, the Applicant/Agent will be notified by the Council.

Should you wish to discuss any aspect of public speaking, please contact the Democratic Services Team on 01639 763713.

**Commenting on planning applications which are to be reported to Committee**

Should you wish to submit representations on an application presented to this Planning Committee, please note that these must be received by the Planning department no later than 2.00p.m. on the Friday before Committee (based on the usual Tuesday meeting). If the meeting is not on a Tuesday, these should be received no later than 2.00pm on the penultimate working day immediately preceding the Planning Committee.

Please note that representations received in accordance with the Council's protocol are summarised and, where necessary, commented upon in the form of an Amendment Sheet, which is circulated to Members of the Planning Committee by email on the evening before Committee, and re-distributed prior to the commencement of the meeting.

## PLANNING COMMITTEE

(COUNCIL CHAMBER - PORT TALBOT CIVIC CENTRE)

**Members Present:**

**8 May, 2018**

**Chairperson:** Councillor S.Paddison

**Vice Chairperson:** Councillor H.N.James

**Councillors:** A.R.Aubrey, S.Bamsey, R.Davies, W.F.Griffiths, S.K.Hunt, C.J.Jones, S.Pursesey and R.Mizen

**UDP/LDP Member and Local Member:** Councillor A.Wingrave

**Officers In Attendance:** S.Ball, M.Shaw, R.MacGregor and T.Davies

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1. **MINUTES OF THE PREVIOUS MEETING HELD ON 20 MARCH 2018**

**RESOLVED:** That the Minutes of the Planning Committee held on the 20 March, 2018, as circulated, be confirmed as a true record.

2. **SITE VISITS**

**RESOLVED:** That no site visits be held on the applications before Committee today.

3. **APPLICATION NO: P2018/0251**

Officers made a presentation to the Planning Committee on this Application (Variation of condition 5 (Opening hours of store) of Planning Application No P2010/0212 approved on 14/04/2010 for opening hours to be altered to 08:00 to 22:00 Monday to Saturday and 10:00 to 16:00 on Sundays at LIDL, Vale Of Neath Retail Park,

Vale Of Neath Retail Park Access Road, Neath SA10 7AY) as detailed in the circulated report.

In accordance with the Council's approved Public Speaking Protocol, a local resident (against the Application) addressed the Planning Committee.

**RESOLVED:** That in accordance with Officers' recommendations, Application No. P2018/0251 be approved, subject to the conditions detailed in the circulated report.

4. **PLANNING AND ENFORCEMENT APPEALS - ANNUAL REPORT**

Members noted the 'Annual Report' in respect of Planning and Enforcement Appeals which reported the outcome of all planning and enforcement appeals determined between 1 April 2017 and 31 March 2018, included links (where available) to the appeal decisions, and concluded with a summary of the overall performance for the year.

**RESOLVED:** That the report be noted.

5. **DELEGATED APPLICATIONS DETERMINED BETWEEN 13 MARCH AND 29 APRIL, 2018**

Members received a list of Planning Applications which had been determined between 13 March and 29 April 2018, as detailed within the circulated report.

**RESOLVED:** That the report be noted.

6. **APPEALS DETERMINED**

**RESOLVED:** That the following Appeals determined be noted as detailed in the circulated report.

Appeal Ref: A2017/0012

Single storey front conservatory extension – certificate of lawful development proposed at 121B Pen Y Cae Road, Port Talbot.

Decision:

Appeal Dismissed.

Appeal Ref: A2018/0001

Retention and completion of change of use of building to 4x4 Vehicle Repair Centre (Use Class B2), plus engineering operations and retaining works to create 4 parking spaces to rear with ramped access at Tyre and Exhaust Centre, Commercial Street, Abergwynfi.

Decision:

Appeal Allowed.

Appeal Ref: A2018/0009

Retention of non-illuminated advertisement at Former Lakeside Golf Driving Range, Water Street, Margam.

Decision:

Appeal Dismissed.

Appeal Ref: A2018/0002

New Detached Dwelling at 20 Cwrt Yr Eos, Coed Hirwaun.

Decision:

Appeal Dismissed.

Appeal Ref: A2018/0004

Change of Use from retail (Class A1) to café bar (A3) with internal alterations at 51 Castle Drive, Cimla.

Decision:

Appeal Allowed.

**CHAIRPERSON**



## SECTION A – MATTERS FOR DECISION

### Planning Applications Recommended For Approval

<b><u>APPLICATION NO:</u> P2018/0460</b>	<b><u>DATE:</u> 30/05/2018</b>
<b>PROPOSAL:</b>	Change of use from residential unit (C3) to House of Multiple Occupation (C4) for 6 people.
<b>LOCATION:</b>	234 Neath Road, Briton Ferry, Neath SA11 2AX
<b>APPLICANT:</b>	Mr Joe Furneaux
<b>TYPE:</b>	Change of Use
<b>WARD:</b>	Briton Ferry East

### BACKGROUND INFORMATION

Ward Councillor Chris James requested on 28<sup>th</sup> June 2018 that the application be reported to Planning Committee on grounds relating to the “impact of the proposed change of use on highway safety and on the character of the area”.

This request was discussed at the Committee call-in panel on 28<sup>th</sup> June 2018, where it was agreed that the application should be determined via Planning Committee.

### LINK TO RELEVANT PLANS/ REPORTS

All plans / documents submitted in respect of this application can be viewed on the [Council’s online register](#).

### SITE AND CONTEXT

The application site is located at 234, Neath Road, Briton Ferry, Neath.

The application site consists of an end of terrace residential property with associated garden areas to the front and rear. It can be accessed and from the front and rear.

### DESCRIPTION OF DEVELOPMENT

This is a full planning application for the change of use of the property from a dwelling (Use Class C3) to House of Multiple Occupation (HMO) (Use Class C4).

It should be noted that no external alterations are proposed to the property, with all works being limited to internal only. There are three existing bedrooms at first-floor level, where it is proposed to create an additional bedroom and downstairs the submitted plan indicate the living room converted into a further 2.

Two parking spaces are now proposed to the rear on land in the applicant's ownership.

### NEGOTIATIONS

Although not initially proposed, following receipt of the highway officer's comments, the applicant has submitted a plan indicating provision of two parking spaces to the rear on land in the applicant's ownership.

### PLANNING HISTORY

The application site does not have any relevant planning history.

### CONSULTATIONS

**Briton Ferry Town Council:** make the following observations:

- i. Overdevelopment of the site and detrimental impact to the street scene
- ii. The additional accommodation will cause additional traffic congestion in an already congested area
- iii. This property is adjacent to the main entrance to Jersey Park and is therefore unsuitable for what could be a transient population

**Head of Engineering & Transport (Highways):** No objection, subject to the imposition of suitable conditions.

**Environmental Health Section:** No objection.

### REPRESENTATIONS

The neighbouring properties were consulted on 13<sup>th</sup> June 2018 with a site notice also displayed on 13<sup>th</sup> June 2018.

In response, to date 3 no. representations have been received, with the issues raised summarised as follows: -

- There is an existing parking problem in the street and therefore the creation of an HMO with inadequate parking facilities will exacerbate the situation.
- Increase in noise and disturbance
- Increase the introduction of inhabitants considered as undesirable into the area.
- HMO's attract a transient population often with a high turnover of occupiers. This can lead to anti-social problems with existing neighbours/residents in terms of household waste, noise, alcohol consumption and drug use and result in aggressive and intimidating behaviour.
- There are families and children living nearby and the transient population will change the demographic, discourage families buying properties, and may present a risk to those families.
- Potential impact on property values.

## REPORT

### National Planning Policy

- [Planning Policy Wales](#)
- [Technical Advice Notes](#)

### Technical Advice Note 12: Design

### Local Planning Policies

The Development Plan for the area comprises the Neath Port Talbot Local Development Plan which was adopted in January 2016, and within which the following policies are of relevance:

### Topic based Policies

- **Policy SC1** Settlement limits
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

## Supplementary Planning Guidance

The following SPG is of relevance to this application: -

- [Parking Standards](#) (October 2016)

## EIA and AA Screening

As the development is not Schedule 1 or Schedule 2 Development under the EIA Regulations, a screening opinion will not be required for this application.

## Issues

Having regard to the above, the main issues to consider in this application relate to the principle of development, together with the impact on the visual amenity of the area, the amenities of neighbouring residents and highway safety.

## Principle of Development

### *Background Information*

As background, it is of note that in February 2016 the Welsh Government introduced changes to the Town and Country Planning (Use Classes) Order to create a new use class for Houses in Multiple Occupation (HMO) (Class C4). The Use Class C4 in broad terms covers shared houses or flats occupied by between three and six unrelated individuals who share basic amenities, such as the proposals set out within this submission.

The change to the Use Classes Order therefore served to bring the change of use of dwellings (which fall in Class C3) to HMO's within the control of Planning Authorities by making such changes subject to planning permission. The reason for the change in the Use Class Order followed a recognition that, in some parts of the Country, the number of HMOs within an area was having an adverse impact upon the character of an area.

Having regard to the above, it is acknowledged that concentrations of HMOs can, in some instances, lead to a range of cultural, social and economic changes in a community and that high concentrations have the potential to create local issues. The Council does not, however,

have any specific local Policies aimed at preventing the spread of HMOs at present. This is due largely to the absence of any significant historical issue in the area, and the introduction of the C4 Use Class post adoption of the LDP.

### *Assessment of Current Application*

It is noted that the request for this application to be called-in to Committee for determination was part of a request for three HMO applications within Briton Ferry East Ward. The request related not only to concerns over the applications individually, but also due to the potential cumulative harm to the character of the area.

While the three applications in question are reported to Committee for determination together, it is nevertheless important for members to understand that each application must be determined individually on its own respective planning merits.

In this respect, this application has to be determined in line with current LDP policies, and it is thus emphasised that the application site is located within the settlement limits defined by Policy SC1 of the LDP and therefore the principle of residential development (albeit a Class C4 HMO use rather than a Class C3 dwelling house) would be acceptable subject to an assessment of its general impacts.

Representations from members of the public together with the local Ward Member have raised concerns over the potential impact on the character of the area caused by a concentration / number of HMO's. As noted earlier, however, the Council does not have any specific local Policies aimed at preventing the spread of HMOs (due largely to the absence of any significant historical issue in the area, and the introduction of the C4 Use Class following adoption of the LDP).

Notwithstanding the above, a review of planning application data indicates that the only planning applications that have been received or determined for HMOs since the change to Use Class C4 are the three applications (including this one) being reported to this Committee. Prior to this the last applications submitted were in 1993 and 1994. Moreover Environmental Health indicate that there are no other properties in Briton Ferry East ward which are required to be registered with them as HMOs.

It is acknowledged that the actual number of HMOs in the area may be higher, due to some HMOs not being licensed, or having been used for shared accommodation prior to the change to the Use Classes Order. However the most up to date figures available indicate only a limited HMO presence in the surrounding area. Moreover, the general character of the area remains unaffected to any significant or unacceptable degree by such uses. In this respect, it is considered that currently the number of HMOs is not such that it appears to be creating specific areas which are changing in their character to such an extent that would impact unacceptably on local character or residential amenity.

As such it is considered that given the limited number of HMOs present in the existing area there are considered to be no objections to the principle of converting this building for C4 residential purposes, and no grounds to refuse this application on the basis of unacceptable impact upon residential amenity or over concentration of HMOs, subject to an assessment of the specific impacts of such development.

#### *Layout and Capacity of Property*

The Environmental Health Officer has raised no objections to the principle of this development, but does note that the property would have several generously sized bedrooms and a large kitchen/diner, such that it could potentially house 11 persons rather than the 6 proposed.

While accommodating that number of persons would take it outside of the C4 Use Class – and thus require further planning permission in itself - it is nevertheless considered appropriate to ensure that the number of occupants is restricted by condition to a maximum of 6, both as a matter of principle relating to the intensity and character/ nature of use, but also for parking reasons (see below).

#### *Potential Future Issues of HMO Concentrations*

As identified earlier, the LDP does not have any specific local Policies aimed at preventing the spread of HMOs at present, nor are objections raised to the current application on such 'in principle' grounds. The Planning and Compulsory Purchase Act 2014, however, requires LDPs to be kept up to date, with the Council having an obligation to undertake a LDP review at intervals not longer than every 4 years from initial

adoption. Consequently, the first scheduled review of the adopted LDP will be 2020.

It should be noted that it can be difficult for Local Planning Authorities (LPAs) to determine and demonstrate how an application for an HMO will impact on the character and amenity of the surroundings, or indeed at what point the number of HMOs within an area will have an impact upon the existing community. The Welsh Government's 2015 report suggested that a 10% concentration of HMOs is generally when local residents start to express concerns over the intensification and where there could be an impact on the character of the community. LPAs with policies on HMOs across Wales generally have thresholds of between 10% and 20% depending on the evidence and local circumstances.

The demand for HMOs is largely from student populations, but also as a resulting factor of rising house prices and Welfare Reform. Whilst HMOs can play an important role in providing a suitable mix of housing types, concentrations of HMOs in a particular area can have a negative impact on the character and amenity of an area. It is therefore important for the Council to monitor and balance the need for a suitable supply and mix of housing and maintaining balanced communities in future LDP policy.

Members should therefore note that over the course of reviewing the LDP, and depending on the evidence available, it may be considered appropriate at this time to provide a policy framework for planning and HMOs. Any potential policy would however need to provide a fair and consistent approach to the locations and concentrations of HMOs, potentially introducing a threshold or criteria to prevent harmful concentrations or intensification in a particular area should available evidence support such a policy. The review and any potential policy will be subject to full public consultation.

#### Impact on Visual Amenity

By virtue of the fact that no external alterations are proposed to the property, with all the works being internal only, it is considered that the change of use to HMO (which is residential) would not have a detrimental impact upon the character and appearance of the surrounding area or street-scene.

The additional parking spaces required to be provided at the rear would be contained within the site and, while located adjacent to the entrance

to Jersey Park, would nevertheless have no unacceptable visual impact.

### Impact on Residential Amenity

In respect of potential overlooking, overbearing and overshadowing, as no external alterations or windows are proposed, it is considered that the proposal would not create any unacceptable issues in these regards.

While noting concerns in respect of potential noise disturbance, having regard to the lack of objection from the Environmental Health Officer and the authorised use of the property as a dwelling, it is considered that six people living there albeit individually would not lead to unacceptable levels of noise, disturbance or nuisance that would warrant refusal of this application on such grounds. Local concerns over the type of future occupants of such a property are not considered to be matters to which weight can be given.

Provision of car parking to the rear (see below) would have no unacceptable impacts on residential amenity.

### Parking and Access Requirements and Impact on Highway Safety

Policy TR2 of the Local Development Plan states that permission will only be granted for development that is acceptable in terms of access, parking and highway safety. The policy also requires that sufficient parking and cycle provision is provided and that the development is accessible by a range of travel means.

During the application process there has been concern raised locally regarding the potential impact allowing this development would have on the existing local highway network, namely in traffic, parking congestion and pedestrian safety.

The approved Parking Standards SPG does not specifically refer to Class C4 HMOs, but it is considered that the proposed residential use should be subject to the same parking standards as for the existing C3 dwellinghouse use, with both uses requiring a maximum of 3 parking spaces.



It is noted that the property currently has no off-street parking spaces, but does have access via the lane to the side (which also serves Jersey Park as well as a number of residential properties).

The Head of Engineering and Transport (Highways) has assessed the proposal and raised no highway objections to the proposal subject to the imposition of a condition requiring provision (and retention) of two off-street parking spaces. Although the existing and proposed use are both residential, nevertheless an HMO has potential to have additional vehicles, and in this specific location (due to limited availability of on-street car parking in the area) it is considered to be justified and appropriate for off-street parking to be provided on a site which can accommodate new spaces. A plan has been provided to demonstrate that these can be provided to the rear (alongside the existing parking and turning area serving other properties)

It is also noted that the property is in a sustainable location, being situated on the main A474 which is a local bus route.

Having regard to the above, it is concluded that the development would represent an acceptable form of development in a sustainable location which would have no unacceptable impact on either highway or pedestrian safety.

### Other Matters

As identified earlier in this report, a number of objections were received in response to the publicity exercise. In response to the main issues raised, which have not been addressed elsewhere in this report, the following comments are made:

- Concern that the proposal would '*increase the introduction of inhabitants considered as undesirable into the area*' are not matters that can be considered under the planning system.
- In respect of the concerns relating to the transient population and anti-social problems (such as waste, noise, aggressive behaviour), again these cannot be a reason to refuse this application. Even if this change of use were to have any such impacts, or similar issues arise in the future, they would need to be addressed by the relevant section in the Local Authority such as Street-care (waste/recycling), Environmental Health (noise) and/or the Police (aggressive or intimidating behaviour).

- Matters relating to concerns over a changing demographic, with (alleged) introduction of a more transient population discouraging families and children, have been addressed under the general principle section of this report, but in general terms are not matters which would justify refusal of this application unless the proposal individually or cumulatively was considered to demonstrably and adversely affect the character of the area.
- Potential impact on property values is not a material planning consideration.

## CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the proposed development would not have a detrimental impact upon residential amenity or upon the character and appearance of the surrounding area, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policies SC1, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

RECOMMENDATION: Approve with Conditions

## CONDITIONS

### Time Limit Conditions

(1)The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

### Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

## Approved Plans

(2) The development shall be carried out in accordance with the following approved plans and documents:

- Red Line Location Plan
- Proposed Plans First Floor
- Proposed Plans Ground Floor
- Proposed Parking Spaces

## Reason

In the interests of clarity.

## Action Conditions

(3) Prior to first beneficial occupation of the property as a House of Multiple Occupation (C4), two off-street car parking spaces shall be provided on land to the rear in accordance with the amended parking plan received on 2nd July 2018. Such spaces shall be surfaced in a porous material or provision made to direct run off water to a soakaway or permeable surface within the curtilage of the property. These parking spaces shall thereafter be retained for the use of the occupiers of the house of multiple occupation only.

## Reason

In the interest of highway safety.

## Regulatory Conditions

(4) The House of Multiple Occupation hereby approved shall be occupied by a maximum of 6 people only.

## Reason

In the interest of clarity, and to ensure compliance with the Town and Country Planning (Use Classes) Order 1987 as amended.

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## SECTION A – MATTERS FOR DECISION

### Planning Applications Recommended For Approval

<b><u>APPLICATION NO:</u> P2018/0472</b>	<b><u>DATE:</u> 12/06/2018</b>
<b>PROPOSAL:</b>	Change of Use from Dwelling (Use Class C3) to House of Multiple Occupation (HMO) (Use Class C4)
<b>LOCATION:</b>	58 Neath Road, Briton Ferry, Neath SA11 2YR
<b>APPLICANT:</b>	Anand Vats
<b>TYPE:</b>	Change of Use
<b>WARD:</b>	Briton Ferry East

### BACKGROUND INFORMATION

Ward Councillor Chris James requested on 28<sup>th</sup> June 2018 that the application be reported to Planning Committee on grounds relating to the “impact of the proposed change of use on highway safety and on the character of the area”.

This request was discussed at the Committee call-in panel on 28<sup>th</sup> June 2018, where it was agreed that the application should be determined via Planning Committee.

### LINK TO RELEVANT PLANS/ REPORTS

All plans / documents submitted in respect of this application can be viewed on the [Council’s online register](#).

### SITE AND CONTEXT

The application site is located at 58 Neath Road, Briton Ferry.

The application site measures approximately 0.0252 hectares in area. It comprises a two-storey end of terrace property that was previously used as a single dwelling, but is currently vacant and requires some renovation work to bring into a habitable condition.

It is located within the Briton Ferry settlement limit and is bounded by residential dwellings to the north and south, countryside to the east and Neath Road to the west, off which access to the site is gained. There is also a small shared access drive to the south of the property to gain access to a rear yard/ parking area.

## DESCRIPTION OF DEVELOPMENT

This is a full planning application for the change of use of the property from a dwelling (Use Class C3) to House of Multiple Occupation (HMO) (Use Class C4).

It should be noted that no external alterations are proposed to the property, with all works being limited to internal only. It is proposed to provide two bedrooms on the ground-floor together with kitchen, lounges, utility and bathroom, with two bedrooms, kitchen, bathrooms and living rooms at first-floor level.

It is proposed to provide car parking and cycle storage to the rear of the property, accessed via the private driveway at the side of the property.

## NEGOTIATIONS

Not Applicable.

## PLANNING HISTORY

The application site has the following relevant planning history: -

- P2017/0338 Conversion of existing dwelling into 3 no. self-contained flats including insertion of door to ground-floor south side elevation and window to first floor north side elevation; new window and door to ground-floor rear elevation and creation of parking to rear yard. Approved 23/05/17
- P2017/1084 Conversion of one dwelling to two dwellings Approved 17/01/18

## CONSULTATIONS

**Briton Ferry Town Council:** make the following observations:

- i. Overdevelopment of the site and detrimental impact to the street scene
- ii. The additional accommodation will cause additional traffic congestion in an already congested area

**Head of Engineering & Transport (Highways):** No objection, subject to conditions.

**Environmental Health Section:** No objection.

## REPRESENTATIONS

The neighbouring properties were consulted on 12th June 2018 with a site notice also displayed on 13<sup>th</sup> June 2018.

In response, to date 1 no. representation has been received, with the issues raised summarised as follows: -

- It states on the application form (Question 23) that the applicant has spoken to the neighbours but this is not true.
- 6 bedrooms means there could be 6 vehicles, which could cause parking problems.
- Concerns with highway safety and the access on to a busy road.
- Concerns regarding potential noise.
- Concerns that an additional HMO will lead to a detrimental impact on Briton Ferry, which is already in decline.

## REPORT

### National Planning Policy

- [Planning Policy Wales](#)
- [Technical Advice Notes](#)

Technical Advice Note 12: Design

### Local Planning Policies

The Development Plan for the area comprises the Neath Port Talbot Local Development Plan which was adopted in January 2016, and within which the following policies are of relevance:

## Topic based Policies

- **Policy SC1** Settlement limits
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

## Supplementary Planning Guidance

The following SPG is of relevance to this application: -

- [Parking Standards](#) (October 2016)

## EIA and AA Screening

As the development is not Schedule 1 or Schedule 2 Development under the EIA Regulations, a screening opinion will not be required for this application.

## Issues

Having regard to the above, the main issues to consider in this application relate to the principle of development, together with the impact on the visual amenity of the area, the amenities of neighbouring residents and highway safety.

## Principle of Development

### *Background Information*

As background, it is of note that in February 2016 the Welsh Government introduced changes to the Town and Country Planning (Use Classes) Order to create a new use class for Houses in Multiple Occupation (HMO) (Class C4). The Use Class C4 in broad terms covers shared houses or flats occupied by between three and six unrelated individuals who share basic amenities, such as the proposals set out within this submission.

The change to the Use Classes Order therefore served to bring the change of use of dwellings (which fall in Class C3) to HMO's within the control of Planning Authorities by making such changes subject to planning permission. The reason for the change in the Use Class Order followed a recognition that, in some parts of the Country, the number of



HMOs within an area was having an adverse impact upon the character of an area.

Having regard to the above, it is acknowledged that concentrations of HMOs can, in some instances, lead to a range of cultural, social and economic changes in a community and that high concentrations have the potential to create local issues. The Council does not, however, have any specific local Policies aimed at preventing the spread of HMOs at present. This is due largely to the absence of any significant historical issue in the area, and the introduction of the C4 Use Class post adoption of the LDP.

### *Assessment of Current Application*

It is noted that the request for this application to be called-in to Committee for determination was part of a request for three HMO applications within Briton Ferry East Ward. The request related not only to concerns over the applications individually, but also due to the potential cumulative harm to the character of the area.

While the three applications in question are reported to Committee for determination together, it is nevertheless important for members to understand that each application must be determined individually on its own respective planning merits.

In this respect, this application has to be determined in line with current LDP policies, and it is thus emphasised that the application site is located within the settlement limits defined by Policy SC1 of the LDP and therefore the principle of residential development (albeit a Class C4 HMO use rather than a Class C3 dwelling house) would be acceptable subject to an assessment of its general impacts. Members should also be aware that on this particular property there are extant planning permissions in place to convert it in either two self-contained flats (ref: P2017/0338) or two dwellings (ref: P2017/1084).

Representations from members of the public together with the local Ward Member have raised concerns over the potential impact on the character of the area caused by a concentration / number of HMO's. As noted earlier, however, the Council does not have any specific local Policies aimed at preventing the spread of HMOs (due largely to the absence of any significant historical issue in the area, and the introduction of the C4 Use Class following adoption of the LDP).

Notwithstanding the above, a review of planning application data indicates that the only planning applications that have been received or determined for HMOs since the change to Use Class C4 are the three applications (including this one) being reported to this Committee. Prior to this the last applications submitted were in 1993 and 1994. Moreover Environmental Health indicate that there are no other properties in Briton Ferry East ward which are required to be registered with them as HMOs.

It is acknowledged that the actual number of HMOs in the area may be higher, due to some HMOs not being licensed, or having been used for shared accommodation prior to the change to the Use Classes Order. However the most up to date figures available indicate only a limited HMO presence in the surrounding area. Moreover, the general character of the area remains unaffected to any significant or unacceptable degree by such uses. In this respect, it is considered that currently the number of HMOs is not such that it appears to be creating specific areas which are changing in their character to such an extent that would impact unacceptably on local character or residential amenity.

As such it is considered that given the limited number of HMOs present in the existing area there are considered to be no objections to the principle of converting this building for C4 residential purposes, and no grounds to refuse this application on the basis of unacceptable impact upon residential amenity or over concentration of HMOs, subject to an assessment of the specific impacts of such development.

#### *Layout and Capacity of Property*

The Environmental Health Officer has raised no objections to the principle of this development, but does note that the property would have several generously sized bedrooms and a large kitchen/diner, such that it could potentially house a greater number than 6 people.

While accommodating that number of persons would take it outside of the C4 Use Class – and thus require further planning permission in itself - it is nevertheless considered appropriate to ensure that the number of occupants is restricted by condition to a maximum of 6, both as a matter of principle relating to the intensity and character/ nature of use, but also for parking reasons (see below).

## *Potential Future Issues of HMO Concentrations*

As identified earlier, the LDP does not have any specific local Policies aimed at preventing the spread of HMOs at present. The Planning and Compulsory Purchase Act 2014, however, requires LDPs to be kept up to date, with the Council having an obligation to undertake a LDP review at intervals not longer than every 4 years from initial adoption. Consequently, the first scheduled review of the adopted LDP will be 2020.

It should be noted that it can be difficult for Local Planning Authorities (LPAs) to determine and demonstrate how an application for an HMO will impact on the character and amenity of the surroundings, or indeed at what point the number of HMOs within an area will have an impact upon the existing community. The Welsh Government's 2015 report suggested that a 10% concentration of HMOs is generally when local residents start to express concerns over the intensification and where there could be an impact on the character of the community. LPAs with policies on HMOs across Wales generally have thresholds of between 10% and 20% depending on the evidence and local circumstances.

The demand for HMOs is largely from student populations, but also as a resulting factor of rising house prices and Welfare Reform. Whilst HMOs can play an important role in providing a suitable mix of housing types, concentrations of HMOs in a particular area can have a negative impact on the character and amenity of an area. It is therefore important for the Council to monitor and balance the need for a suitable supply and mix of housing and maintaining balanced communities in future LDP policy.

Members should therefore note that over the course of reviewing the LDP, and depending on the evidence available, it may be considered appropriate at this time to provide a policy framework for planning and HMOs. Any potential policy would however need to provide a fair and consistent approach to the locations and concentrations of HMOs, potentially introducing a threshold or criteria to prevent harmful concentrations or intensification in a particular area should available evidence support such a policy. The review and any potential policy will be subject to full public consultation.

### Impact on Visual Amenity

Although there are no external alterations proposed to the property, with all the works being internal only, nevertheless the re-use of a vacant property, with general improvements to its external appearance, will have a positive local impact. In this respect, it is considered that the change of use to HMO (which is residential) would not have a detrimental impact upon the character and appearance of the surrounding area or street-scene.

### Impact on Residential Amenity

In respect of potential overlooking, overbearing and overshadowing, as no external alterations or windows are proposed, it is considered that the proposal would not create any unacceptable issues in these regards.

While noting concerns in respect of potential noise disturbance, having regard to the lack of objection from the Environmental Health Officer and the authorised use of the property as a dwelling, it is considered that a four-bed HMO would not lead to unacceptable levels of noise, disturbance or nuisance that would warrant refusal of this application on such grounds. Local concerns over the type of future occupants of such a property are not considered to be matters to which weight can be given.

It is also considered that the provision of car parking to the rear (see below) would have no unacceptable impacts on residential amenity.

### Parking and Access Requirements and Impact on Highway Safety

Policy TR2 of the Local Development Plan states that permission will only be granted for development that is acceptable in terms of access, parking and highway safety. The policy also requires that sufficient parking and cycle provision is provided and that the development is accessible by a range of travel means.

During the application process there has been concern raised locally regarding the potential impact allowing this development would have on the existing local highway network, namely in traffic, parking congestion and pedestrian safety.

The approved Parking Standards SPG does not specifically refer to Class C4 HMOs, but it is considered that the proposed residential use should be subject to the same parking standards as for the existing C3 dwellinghouse use, with both uses requiring a maximum of 3 parking spaces.

The Head of Engineering and Transport (Highways) has assessed the proposal and raised no highway objections to the proposal, subject to conditions. In this respect, it is noted that the site already has a rear yard which can be used for parking. Notwithstanding the request from the Head of Engineering and Transport (Highways) for three parking spaces, on the last application (P2017/1084) for two dwellings only two spaces were required (one per dwelling). As two dwellings would be more intensive than the HMO proposed, it is considered that it would be unreasonable to request provision of more than two spaces, which would be acceptable in this instance. A suitably worded condition requiring a parking (and amenity area) scheme is therefore imposed.

It is also noted that the property is in a sustainable location, being situated on the main A474 which is a local bus route. The plans also indicate use of an existing garage for parking of cycles to cater for the proposed development and encourage use of more sustainable means of travel.

Having regard to the above, it is concluded that the development would represent an acceptable form of development in a sustainable location which would have no unacceptable impact on either highway or pedestrian safety.

### Other Matters

As identified earlier in this report, a number of objections were received in response to the publicity exercise. In response to the main issues raised, which have not been addressed elsewhere in this report, the following comments are made:

- In respect of the concerns that the developer has not consulted neighbours, it should be noted that there is no requirement for them to do this, as statutory consultations are undertaken as part of the planning application.
- In respect of highways safety issues, this has been dealt with previously in the report. As there is sufficient space within the rear

yard to provide two off-street parking spaces, this would be considered acceptable in terms of highway and pedestrian safety. The Head of Engineering and Transport (Highways Section) also offer no objection to the development.

- In respect of potential noise and disturbance, it is considered that the proposed use would be akin to the existing residential use of the property. If any arise in the future in terms of noise, this can be addressed by the Environmental Health Section under their powers.
- Finally, the concerns over a changing demographic, with (alleged) introduction of a more transient population discouraging families and children, have been addressed under the general principle section of this report, but in general terms are not matters which would justify refusal of this application unless the proposal individually or cumulatively was considered to demonstrably and adversely affect the character of the area.

## CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the proposed development would not have a detrimental impact upon residential amenity or upon the character and appearance of the surrounding area, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policies SC1, TR2 and BE1 of the Neath Port Talbot Local Development Plan. Approval is therefore recommended.

RECOMMENDATION: Approval with Conditions

## CONDITIONS

### Time Limit Conditions

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

### Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

### Approved Plans

(2) The development shall be carried out in accordance with the following approved plans and documents:

Site Location Plan.

Existing Floor Plans (Dwg. No. AN001)

Planning Supporting Statement Revision 3.

### Reason

In the interests of clarity.

### Action Conditions

(3) Prior to first beneficial occupation of the property as a House of Multiple Occupation (Use Class C4), a parking and amenity space scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail a minimum of two off-street car parking spaces, together with surfacing and drainage arrangements to prevent surface water run off onto the Public Highway, plus an amenity area for the occupiers. The approved scheme shall be fully implemented on site prior to the first beneficial use of the House of Multiple Occupation, and retained as such thereafter.

Reason : In the interest of highway and pedestrian safety.

### Regulatory Conditions

(4) The House of Multiple Occupation hereby approved shall be occupied by a maximum of 6 people only.

Reason: In the interest of clarity, and to ensure compliance with the Town and Country Planning (Use Classes) Order 1987 as amended.

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## SECTION A – MATTERS FOR DECISION

### Planning Applications Recommended For Approval

<b><u>APPLICATION NO:</u> P2018/0490</b>	<b><u>DATE:</u> 12/06/2018</b>
<b>PROPOSAL:</b>	Change of Use from Dwelling (Use Class C3) to House of Multiple Occupation (HMO)(Use Class C4)
<b>LOCATION:</b>	81 Cwrt Sart, Briton Ferry, Neath SA11 2SR
<b>APPLICANT:</b>	Miss Leanne Badder
<b>TYPE:</b>	Change of Use
<b>WARD:</b>	Briton Ferry East

### BACKGROUND INFORMATION

Ward Councillor Chris James requested on 28<sup>th</sup> June 2018 that the application be reported to Planning Committee on grounds relating to the “impact of the proposed change of use on highway safety and on the character of the area”.

This request was discussed at the Committee call-in panel on 28<sup>th</sup> June 2018, where it was agreed that the application should be determined via Planning Committee.

### LINK TO RELEVANT PLANS/ REPORTS

All plans / documents submitted in respect of this application can be viewed on the [Council's online register](#).

### SITE AND CONTEXT

The application site is located at 81 Cwrt Sart, Briton Ferry, Neath.

The application site measures approximately 0.0217 hectares in area. It comprises a two-storey end-of-terraced dwelling with associated garden areas to the front and rear. It is bounded by residential dwellings to the north and west, Cwrt Sart (A474) to the east and Tucker Street to the south. Pedestrian access is off Cwrt Sart (A474), with an existing rear garage accessed off Tucker Street.

## DESCRIPTION OF DEVELOPMENT

This is a full planning application for the change of use of the property from a dwelling (Use Class C3) to House of Multiple Occupation (HMO) (Use Class C4).

It should be noted that no external alterations are proposed to the property, with all works being limited to internal only. There are three existing bedrooms at first-floor level, and it is proposed to convert the existing living room and reception room at ground-floor level into two additional bedrooms.

No additional parking is proposed, although the existing garage is indicated to be retained.

## NEGOTIATIONS

Not Applicable.

## PLANNING HISTORY

The application site does not have any relevant planning history.

## CONSULTATIONS

**Briton Ferry Town Council:** Objection on the following grounds:

- (i) Overdevelopment of the site and detrimental to the street-scene.
- (ii) The additional accommodation will cause additional traffic congestion in an already congested area.

**Head of Engineering & Transport (Highways):** No objection.

**Environmental Health Section:** No objection.

## REPRESENTATIONS

The neighbouring properties were consulted on 13<sup>th</sup> June 2018 with a site notice also displayed on 13<sup>th</sup> June 2018.

In response, to date 32 no. representations have been received, with the issues raised summarised as follows: -

- HMO's attract a transient population often with a high turnover of occupiers. This can lead to anti-social problems with existing neighbours/residents in terms of household waste, noise, alcohol consumption and drug use and result in aggressive and intimidating behaviour.
- There are families and children living nearby and the transient population will change the demographic, discourage families buying properties, and may present a risk to those families.
- Potential impact on property values.
- Potential parking issues with cars parked on pavements. There is insufficient parking available for the potential occupiers, plus visitors/families etc.
- There is no real need for HMOs in Briton Ferry.
- Concern with the lack of consultation and communication with local residents.
- Concerns with the future maintenance/appearance of the property due to high turnover of occupiers.

## REPORT

### National Planning Policy

- [Planning Policy Wales](#)
- [Technical Advice Notes](#)

### Technical Advice Note 12: Design

### Local Planning Policies

The Development Plan for the area comprises the Neath Port Talbot Local Development Plan which was adopted in January 2016, and within which the following policies are of relevance:

### Topic based Policies

- **Policy SC1** Settlement limits
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

## Supplementary Planning Guidance

The following SPG is of relevance to this application: -

- [Parking Standards](#) (October 2016)

## EIA and AA Screening

As the development is not Schedule 1 or Schedule 2 Development under the EIA Regulations, a screening opinion will not be required for this application.

## Issues

Having regard to the above, the main issues to consider in this application relate to the principle of development, together with the impact on the visual amenity of the area, the amenities of neighbouring residents and highway safety.

## Principle of Development

### *Background Information*

As background, it is of note that in February 2016 the Welsh Government introduced changes to the Town and Country Planning (Use Classes) Order to create a new use class for Houses in Multiple Occupation (HMO) (Class C4). The Use Class C4 in broad terms covers shared houses or flats occupied by between three and six unrelated individuals who share basic amenities, such as the proposals set out within this submission.

The change to the Use Classes Order therefore served to bring the change of use of dwellings (which fall in Class C3) to HMO's within the control of Planning Authorities by making such changes subject to planning permission. The reason for the change in the Use Class Order followed a recognition that, in some parts of the Country, the number of HMOs within an area was having an adverse impact upon the character of an area.

Having regard to the above, it is acknowledged that concentrations of HMOs can, in some instances, lead to a range of cultural, social and economic changes in a community and that high concentrations have

the potential to create local issues. The Council does not, however, have any specific local Policies aimed at preventing the spread of HMOs at present. This is due largely to the absence of any significant historical issue in the area, and the introduction of the C4 Use Class post adoption of the LDP.

### *Assessment of Current Application*

It is noted that the request for this application to be called-in to Committee for determination was part of a request for three HMO applications within Briton Ferry East Ward. The request related not only to concerns over the applications individually, but also due to the potential cumulative harm to the character of the area.

While the three applications in question are reported to Committee for determination together, it is nevertheless important for members to understand that each application must be determined individually on its own respective planning merits.

In this respect, this application has to be determined in line with current LDP policies, and it is thus emphasised that the application site is located within the settlement limits defined by Policy SC1 of the LDP and therefore the principle of residential development (albeit a Class C4 HMO use rather than a Class C3 dwelling house) would be acceptable subject to an assessment of its general impacts.

Representations from members of the public together with the local Ward Member have raised concerns over the potential impact on the character of the area caused by a concentration / number of HMO's. As noted earlier, however, the Council does not have any specific local Policies aimed at preventing the spread of HMOs (due largely to the absence of any significant historical issue in the area, and the introduction of the C4 Use Class following adoption of the LDP).

Notwithstanding the above, a review of planning application data indicates that the only planning applications that have been received or determined for HMOs since the change to Use Class C4 are the three applications (including this one) being reported to this Committee. Prior to this the last applications submitted were in 1993 and 1994. Moreover Environmental Health indicate that there are no other properties in Briton Ferry East ward which are required to be registered with them as HMOs.

It is acknowledged that the actual number of HMOs in the area may be higher, due to some HMOs not being licensed, or having been used for shared accommodation prior to the change to the Use Classes Order. However the most up to date figures available indicate only a limited HMO presence in the surrounding area. Moreover, the general character of the area remains unaffected to any significant or unacceptable degree by such uses. In this respect, it is considered that currently the number of HMOs is not such that it appears to be creating specific areas which are changing in their character to such an extent that would impact unacceptably on local character or residential amenity.

As such it is considered that given the limited number of HMOs present in the existing area there are considered to be no objections to the principle of converting this building for C4 residential purposes, and no grounds to refuse this application on the basis of unacceptable impact upon residential amenity or over concentration of HMOs, subject to an assessment of the specific impacts of such development.

#### *Layout and Capacity of Property*

While accommodating that number of persons would take it outside of the C4 Use Class – and thus require further planning permission in itself - it is nevertheless considered appropriate to ensure that the number of occupants is restricted by condition to a maximum of 6, both as a matter of principle relating to the intensity and character/ nature of use, but also for parking reasons (see below).

#### *Potential Future Issues of HMO Concentrations*

As identified earlier, the LDP does not have any specific local Policies aimed at preventing the spread of HMOs at present, nor are objections raised to the current application on such ‘in principle’ grounds. The Planning and Compulsory Purchase Act 2014, however, requires LDPs to be kept up to date, with the Council having an obligation to undertake a LDP review at intervals not longer than every 4 years from initial adoption. Consequently, the first scheduled review of the adopted LDP will be 2020.

It should be noted that it can be difficult for Local Planning Authorities (LPAs) to determine and demonstrate how an application for an HMO will impact on the character and amenity of the surroundings, or indeed at what point the number of HMOs within an area will have an impact

upon the existing community. The Welsh Government's 2015 report suggested that a 10% concentration of HMOs is generally when local residents start to express concerns over the intensification and where there could be an impact on the character of the community. LPAs with policies on HMOs across Wales generally have thresholds of between 10% and 20% depending on the evidence and local circumstances.

The demand for HMOs is largely from student populations, but also as a resulting factor of rising house prices and Welfare Reform. Whilst HMOs can play an important role in providing a suitable mix of housing types, concentrations of HMOs in a particular area can have a negative impact on the character and amenity of an area. It is therefore important for the Council to monitor and balance the need for a suitable supply and mix of housing and maintaining balanced communities in future LDP policy.

Members should therefore note that over the course of reviewing the LDP, and depending on the evidence available, it may be considered appropriate at this time to provide a policy framework for planning and HMOs. Any potential policy would however need to provide a fair and consistent approach to the locations and concentrations of HMOs, potentially introducing a threshold or criteria to prevent harmful concentrations or intensification in a particular area should available evidence support such a policy. The review and any potential policy will be subject to full public consultation.

### Impact on Visual Amenity

By virtue of the fact that no external alterations are proposed to the property, with all the works being internal only, it is considered that the change of use to HMO (which is residential) would not have a detrimental impact upon the character and appearance of the surrounding area or street-scene.

In respect of the concerns relating to the future maintenance of the property due to a high turnover of occupiers, it should be noted that this would be down to the owner/ manager of the property and would not be a reason to refuse the application. In addition, should the condition of the property deteriorate to such a degree that it would have an adverse impact on the street-scene, the Local Planning Authority would have to potential power to serve a 215 Notice to remedy the situation.

Finally, the Landlord or Managing Agent for this property will still be subject to the national landlord licensing scheme for all rented

properties known as “Rent Smart Wales”. The Management of Houses in Multiple Occupation (Wales) Regulations 2006 will apply to this property if converted and this legislation imposes duties on the manager of a HMO to take safety measures; to maintain in good condition yards, outbuildings, gardens, boundary walls and fences that belong to the HMO; to maintain the living accommodation and to provide suitable refuse storage and disposal arrangements. The Regulations also impose some duties on the Occupiers of a HMO that require them to occupy the property in a manner that does not prevent the manager from performing all of his duties. If the Landlord fails to comply with the above, the Environmental Health Section has potential powers to prosecute if deemed necessary.

#### Impact on Residential Amenity

In respect of potential overlooking, overbearing and overshadowing, as no external alterations or windows are proposed, it is considered that the proposal would not create any unacceptable issues in these regards.

While noting concerns in respect of potential noise disturbance, having regard to the lack of objection from the Environmental Health Officer and the authorised use of the property as a dwelling, it is considered that five people living there albeit individually would not lead to unacceptable levels of noise, disturbance or nuisance that would warrant refusal of this application on such grounds. Local concerns over the type of future occupants of such a property are not considered to be matters to which weight can be given.

#### Parking and Access Requirements and Impact on Highway Safety

Policy TR2 of the Local Development Plan states that permission will only be granted for development that is acceptable in terms of access, parking and highway safety. The policy also requires that sufficient parking and cycle provision is provided and that the development is accessible by a range of travel means.

During the application process there has been concern raised locally regarding the potential impact allowing this development would have on the existing local highway network, namely in traffic, parking congestion and pedestrian safety.



The approved Parking Standards SPG does not specifically refer to Class C4 HMOs, but it is considered that the proposed residential use should be subject to the same parking standards as for the existing C3 dwellinghouse use, with both uses requiring a maximum of 3 parking spaces.

The Head of Engineering and Transport (Highways) has assessed the proposal and raised no highway objections to the proposal.

It is noted that the property is located on a stretch of highway with no parking restrictions on either side, while Tucker Street also has unrestricted parking. This part of Briton Ferry does not, therefore, suffer from a significant parking issue that would warrant a requirement for additional spaces to be provided. In this respect, given that there is only one off-street parking space serving the property (in the garage), it is considered that the impact on highway and pedestrian safety posed by the change of use will not be over and above what currently exists for the existing lawful use. Moreover, the site is located in a sustainable location with good access to public transport and local facilities. As such, a refusal on lack of parking grounds could not be sustained.

Having regard to the above, it is concluded that the development would represent an acceptable form of development in a sustainable location which would have no unacceptable impact on either highway or pedestrian safety.

### Other Matters

As identified earlier in this report, a number of objections were received in response to the publicity exercise. In response to the main issues raised, which have not been addressed elsewhere in this report, the following comments are made:

- In respect of the concerns relating to the transient population and anti-social problems (such as waste, noise, aggressive behaviour), it should be noted that these would not be a reason to refuse this application. Should these issues arise in the future, they would need to be addressed by the relevant section in the Local Authority such as Street-care (waste/recycling), Environmental Health (noise) and/or the Police (aggressive or intimidating behaviour).
- Turning to the concerns relating to property values, it should be noted that this is not a material planning consideration, so cannot be taken into account when determining a planning application.

- In respect of the need for an HMO in Briton Ferry, and as previously stated in the report, the demand for HMOs is largely from student populations, but also as a resulting factor of rising house prices and Welfare Reform. Nevertheless, it should be noted that the need for the development is not something that can be taken into account when determining this application.
- Turning to the concerns that there has been a lack of consultation and communication with local residents, it should be noted that in line with the Authority's consultation procedure, all adjoining neighbouring properties have been notified by letter (i.e. Number 79 Cwrt Sart and Number 1 Tucker Street) and the application advertised by means of a yellow site notice attached to the lamp-post. The application is also detailed on the weekly list of planning application on the NPT website. It is therefore considered that the application has been advertised in accordance with the Statutory Regulations.

## CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the proposed development would not have a detrimental impact upon residential amenity or upon the character and appearance of the surrounding area, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policies SC1, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

RECOMMENDATION: Approval with Conditions

## CONDITIONS

### Time Limit Conditions

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

### Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

### Approved Plans

(2) The development shall be carried out in accordance with the following approved plans and documents:

Site Location Plan.

Block/Site Plan.

Ground Floor Existing Floor Plan.

Ground Floor Proposed Floor Plan.

First Floor Existing and Proposed Floor Plan.

### Reason

In the interests of clarity.

### Regulatory Conditions

(3) The House of Multiple Occupation hereby approved shall be occupied by a maximum of 6 people only.

### Reason

In the interest of clarity, and to ensure compliance with the Town and Country Planning (Use Classes) Order 1987 as amended.

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## SECTION B – MATTERS FOR INFORMATION

### APPEALS RECEIVED

#### a) Planning Appeals

**Appeal Ref:** A2018/0011      **Planning Ref:** P2018/0321

**PINS Ref:** APP/Y6930/A/18/3205346

**Applicant:** Mr & Mrs Sam & Sonia Hawkings

**Proposal:** Detached split level dwelling and associated works (*appeal against conditions*)

**Site Address:** Plot A, land at Graig Road

**Start Date:** 26<sup>th</sup> June 2018

**Appeal Method:** Written Representations

**Appeal Ref:** A2018/0012      **Planning Ref:** P2018/0008

**PINS Ref:** APP/Y6930/A/18/3205636

**Applicant:** Mr & Mrs K Jones

**Proposal:** Two Detached Dwellings and Associated Works

**Site Address:** Land at Clos Llwynallt, Alltwen, Pontardawe

**Start Date:** 28<sup>th</sup> June 2018

**Appeal Method:** Written Representations

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## SECTION B – MATTERS FOR INFORMATION

### APPEALS DETERMINED

#### a) Planning Appeals

**Appeal Ref:** A2018/0008      **Planning Ref:** P2017/0949  
**PINS Ref:** APP/Y6930/A/18/3195317  
**Applicant:** Mr Brian Shepherd  
**Proposal:** Detached 3 Bedroom Bungalow And Detached Garage  
**Site Address:** Glyn Clydach Hotel Longford Road Longford  
Neath SA10 7AJ

**Appeal Method:** Written Representations

**Decision Date:** 25<sup>th</sup> May 2018

**Decision:** Dismissed

[Appeal Decision Letter](#)

The Inspector considered the main issue of the appeal to be the effect of the proposed development on the character and appearance of the area; and the effect of the proposed development upon the openness of the Green Wedge, including whether any identified harm would be clearly outweighed by very exceptional circumstances.

The appeal relates to part of the extensive grounds associated with the Glyn Clydach Hotel, lying outside of the settlement limits defined by Policy SC1 of the Local Development Plan. The Inspector found no evidence to indicate that the 3 bedroom bungalow proposed in this case would satisfy the policy exemptions provided under Policy SC1.

The dwelling is proposed as a residence for the hotel manager, with commuting distances and hotel security advanced as material considerations in favour of the development. The appellant contended that the dwelling would comprise a rural enterprise dwelling, thereby satisfying the requirements of criterion (6) of

Policy SC1 and Technical Advice Note 6: *Planning for Sustainable Rural Communities* (TAN6). However, despite the fact that the occupation of the dwelling would be restricted to the hotel manager, the Inspector found no evidence to indicate that it would in fact represent a rural enterprise dwelling as defined by national planning policy. In coming to this conclusion, the Inspector was mindful that land ownership arrangements and the existence of a business are not by itself sufficient to justify a rural enterprise dwelling. It therefore followed that the 'functional need' for the dwelling was not satisfactorily demonstrated, whilst the evidence relating to the 'time', 'financial' and 'alternative dwelling' tests referred within TAN6 is also lacking.

While the application site forms part of the curtilage of Glyn Clydach Hotel, the appeal proposal would extend the built form into an area of open and greenfield land. The dwelling would also be sited on land that slopes away from the hotel car park and, in this respect, there is little doubt that, despite its modest scale, the proposed dwelling and associated residential use of the land would injuriously alter the rural and unspoilt characteristics of the immediate environs. Although the wider field within which the dwelling would be located is bordered by mature trees and hedgerows and mean that the development would not be visually prominent, nevertheless Planning Policy Wales is clear that the fact that a single house on a particular site would be unobtrusive is not in itself a good argument in favour of permission being granted, not least because such permissions could be granted all too often to the overall detriment of the character of an area.

The appeal site is also located within a green wedge designation as defined by Policy EN3 of the adopted LDP, which seeks to prevent the coalescence of settlements and to protect the setting of urban areas. Policy EN3 clarifies that there should be a presumption against inappropriate development within the green wedge whilst PPW, which sets out national policy relating to green wedges, specifically states that the most important attribute of green wedges is their openness. PPW goes on to state that within such areas there will be a presumption against inappropriate development which, by definition, would be harmful to a green wedge designation.

Having regard to the advice contained within PPW, the Inspector concluded that the development falls within the category of



inappropriate development, and that it therefore follows that the development would be harmful to the green wedge designation, and would undermine its characteristics. While recognising that the development would not be of a scale that would result in the merging of nearby settlements, by failing to maintain the openness of the green wedge the development would run counter to the legitimate aim of preventing coalescence and protecting the setting of urban areas. As prescribed by PPW, substantial weight should be attributed to such harmful impacts to the green wedge.

PPW advises that planning permission for inappropriate development should not be granted except in very exceptional circumstances where other considerations clearly outweigh the harm which such development would do to the green wedge. Much of the appellant's case in this respect turns on the fact that a dwelling in the location proposed would provide security benefits and reduce the distances travelled by the hotel manager. However, whilst the sustainability arguments relating to reduced distances being travelled clearly weigh in favour of the development, the fact that staff would always be present at the hotel for it to effectively function means that limited weight should be attributed to the alleged security benefits. Moreover, the technical failures associated with security systems referred within the appellant's evidence could clearly be addressed outside of the planning process and do not, therefore, weigh heavily in favour of the development. It is on this basis that the Inspector found that the individual and cumulative arguments advanced in favour of the proposal fall considerably short of the very exceptional circumstances necessary to justify the development proposed.

The Inspector therefore concluded that the proposed development would represent an unjustified form of development within the countryside. The development would therefore be contrary to Policy SC1 of the adopted LDP and fail to comply with the provisions of TAN6. It would also cause harm to the character and appearance of the area and thereby conflict with LDP Policy BE1. Finally, as inappropriate development in the green wedge the development would fail to maintain the open nature and rural character of the area.

**Appeal Ref:** A2018/0007      **Planning Ref:** P2017/0445

**PINS Ref:** APP/Y6930/A/18/3194340

**Applicant:** Tolkein Ltd

**Proposal:** Residential development and alterations to existing access without complying with a condition attached to planning permission (ref: P2008/0798), dated 25 August 2016.

**Site Address:** Land at Forge Washery, Lower Brynamman  
SA18 1SW

**Appeal Method:** Written Representations

**Decision Date:** 1<sup>st</sup> June 2018

**Decision:** Allowed

[Appeal Decision Letter](#)

The main issue concerned the effect on highway safety of varying the disputed condition to permit the proposed revised access road arrangement.

The Council raised 2 concerns regarding the road layout proposed, one relating to the width of a section of the road in terms of allowing larger vehicles from passing parked cars and the other relating to the visibility splays that would serve a junction on to the proposed access road.

The highways officers maintained that the 5.5m width for residential roads set out in its Guide was the minimum which it considered acceptable in this instance. The Council's concerns related to a proposed narrower section of the road which would be at a point where the present parking of cars in association with the adjacent terrace of 3 houses is likely to continue. The presence of these vehicles on the proposed 4.8m wide carriageway would mean that the available width of the road would measure some 2.8m. The Council explained at the hearing that it had recently secured a fleet of refuse wagons that are larger than previously used and this was causing problems in passing through narrow streets, especially when restricted by the presence of parked cars.

The Inspector was advised that these vehicles are 2.5m wide and with their projecting mirrors measure 2.95m in overall width.

Two potential means of widening this narrower part of the carriageway were discussed at the hearing. Firstly, as suggested by the appellant in advance of the event, the proposed 2m footway could be reduced to 1.8m, which would accord with the width of the approved layout. Secondly, it emerged at the hearing that there was a strip of some 0.5m to 0.6m available along the south side of the carriageway which could be utilised, at least in part, to provide an overrun area for the widest vehicles to pass parked vehicles. It was agreed by the main parties that the precise details of how this modest widening could be achieved could be subject to discussions as part of the required detailed design work.

The Inspector considered such a requirement to be a reasonable one in the circumstances, and in light of the advice in Manual for Streets and MfS2 was satisfied that subject to this modest alteration that the layout of the road would ensure that it would effectively serve the proposed development, and that its narrowing would encourage lower traffic speeds than the previously approved scheme.

Turning the visibility splay along the proposed access that would be available for drivers emerging from the lane that serves half a dozen or so residences, the Inspector noted that the submitted scheme showed a visibility of 20m along the nearside of the carriageway from a 2m set-back. At the hearing the appellant confirmed that following further investigation and negotiation with land owners it was possible to provide larger visibility splays of 33m along the nearside carriageway from a set-back of 2.4m. This would be less than the distance set out in Annex B to Technical Advice Note 18: Transport.

Given the low volumes of traffic that would be using this junction, the low traffic speeds along the estate road that would arise in response to appropriate traffic calming measures the Inspector considered that this arrangement would be appropriate, having regard to the advice in MfS and MfS2.

He thus concluded that the modification of the condition to revise the proposed road access layout would not be detrimental to

highway safety. Thus there was no conflict with policies SP20, TR2 or BE1 of the Neath Port Talbot Local Development Plan.

The appeal was therefore allowed and outline planning permission granted for residential development and alterations to existing access at Land at Forge Washery, Lower Brynamman, SA18 1SW in accordance with the application ref: P2017/0445, dated 26 April 2017, without compliance with condition number 6 previously imposed on planning permission Ref P2008/0798 dated 25 August 2016.

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**Appeal Ref:** A2018/0006      **Planning Ref:** P2017/0908  
**PINS Ref:** APP/Y6930/A/18/3194340  
**Applicant:** Mr Alexander Morris  
**Proposal:** Two semi detached split level dwellings with associated car parking and engineering works.  
**Site Address:** Site adjacent to 24 Curwen Close, Pontrhydyfen.  
**Appeal Method:** Written Representations  
**Decision Date:** 1<sup>st</sup> May 2018  
**Decision:** Appeal Dismissed and Application for Costs Dismissed.  
[Appeal Decision Letter](#)  
[Costs Decision](#)

The proposal sought to address a previously dismissed scheme and stated that it would be a similar form and massing to an approved 3 storey detached dwelling and double garage that has now lapsed. However the Inspector considered that its overall massing and scale would have a dominating physical impact on the adjoining property (No. 24 Curwen Close) that would be overbearing and oppressive for its occupants, but did not consider that there would be any loss of privacy.

The Inspector also considered that the height and depth of the two storey dwelling, which would be higher and closer to the rear boundary than the lapsed scheme, combined with the volume of

the three storey element would still introduce a significant mass of built form across the site. Having regard to the differences in ground levels, and its proximity, it would be a very imposing form of development. In particular the outlook for the occupiers of Nos.19-20 would be dominated by built form in a way that would be oppressive and unneighbourly. For the above reasons the appeal was dismissed.

### **Application for Costs:**

The Annex advises that substantive awards may be claimed where the unreasonable behaviour relates to issues of substance arising from the merits of the appeal or application. The Council's report clearly sets out the reasons for their concerns that the development would have an impact on the living conditions of nearby residents.

The Inspector considered that the scheme was different to a previously approved scheme which in any event had lapsed. Ultimately the Council's decision to refuse planning permission was based on the relevant development plan policy and evidence was provided to substantiate its concerns. The Council was not unreasonable in coming to its decision and there was no evidence to suggest that it has caused unnecessary or wasted expense in the appeal. An award of cost was not therefore justified.

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**Appeal Ref:** A2018/0010      **Planning Ref:** P2017/0776

**PINS Ref:** APP/Y6930/A/18/3196014

**Applicant:** Mr John Matthewson

**Proposal:** Change of use of shop (A1) to residential dwelling (C3) and external alterations

**Site Address:** 101 Neath Road, Briton Ferry, SA11 2DQ

**Appeal Method:** Written Representations

**Decision Date:** 14<sup>th</sup> June 2018

**Decision:** Dismissed  
[Appeal Decision Letter](#)

The main issue concerned the effect of the proposed development upon the vitality and viability of the designated retail centre.

The appeal relates to a mid-terraced property located along Neath Road in Britton Ferry which incorporates a mix of retail and residential uses, with a bakery currently operating at ground floor level, and located within the Briton Ferry District Centre, as designated by the Local Development Plan.

The appeal proposal sought planning permission for the change of use of the Class A1 retail unit to a Class C3 residential dwelling, with external alterations to the front elevation, and the Inspector stated that as the appeal proposal would replace an existing and operating retail unit with a residential dwelling, there was 'little doubt' that the development would fail to maintain or enhance the vitality and viability of the District Centre. Indeed, it would fail to strengthen the retail character of the area and fail to maintain a vibrant and attractive shopping frontage, contrary to the general aims of criterion 1 of Policy R2: *'Proposals within Retail Centres'* of the adopted LDP.

Criterion 2 of Policy R2 goes on to state that, proposals for the redevelopment or conversion of retail premises to uses not compliant with criterion 1 would only be permissible where: (a) it is demonstrated that the existing use is no longer viable or appropriate in the location; and (b) the proposal would not result in the loss of, amongst other things, a shop which is important in terms of providing facilities to serve the community. Alternatively, the change of use would be permissible under criterion 2(c) if the proposal would result in the redevelopment of derelict, unsightly, underused and vacant land. Criterion 3 sets out additional criteria that developments for non-A1 uses must adhere to within Primary Shopping Streets, whilst criterion 4 seeks to resist the over dominance of one use to the detriment of the vitality, viability and attractiveness of the retail centre.

Within this context, although the appellant contended that there is little demand for the retail offer and that, after years of service, the business is no longer financially viable, the Inspector noted that while a number of properties within the wider area are vacant, the business was operating at the time of his site visit, with the appellant's assertions regarding the viability of the business "largely unsubstantiated by cogent evidence".

Indeed, he noted that he had not seen any marketing evidence or financial accounts that would indicate that the retail uses permissible under Class A1 would be unviable at the appeal site.

He recognised the fact that there are other retail uses within the vicinity that sell bread and cakes and, in this respect, acknowledged the fact that the importance of the bakery to the community is a subjective matter. Nevertheless, it is the A1 use class that is protected by policy and he had little doubt that such retail uses generally represent important facilities for the community. As such, and bearing in mind the fact that the proposed residential use would fail to provide a commercial frontage that would contribute to the vitality and viability of the centre, he considered that it would be inevitable that the development would have a material adverse effect upon the retail function of the area.

The appellant's arguments that the dwelling would bring about regeneration and community benefits were noted, but nevertheless stated that the proposed development would not represent the redevelopment of a derelict, unsightly, underused and vacant property and, in this respect, such arguments merited limited weight in the planning balance. He also recognised the appellant's contention that the change of use would improve access to the existing residential use at the property. However, such matters did not outweigh the material harm to the vitality and viability of the retail centre that would arise should the appeal be allowed.

Indeed, he founds that the loss of a retail unit within such a location without proper and robust justification would run counter to the general thrust of the retail strategy set out within the adopted LDP, including Policy R2 as set out above. It would also run counter to the planning policy framework set nationally<sup>1</sup> and the general thrust of Policy SC2 of the adopted LDP which broadly seeks to '*Protect Existing Community Facilities*'. For these reasons, and having considered all matters raised, the appeal was dismissed.

## b) Enforcement Appeals

**Appeal Ref:** A2018/003                      **Planning Ref:** E2016/0150

**PINS Ref:** APP/Y6930/C/17/3190517

**Appellant:** Marc O'Mahoney

**Alleged Breach:** The breach of planning control as alleged in the notice is making a material change in use of the land from woodland to a domestic garden associated with 7 Tai Banc, Tonna, Neath including the erection of an outbuilding on land outside settlement limits, and outside of a residential curtilage of the property.

**Site Address:** Land adjacent to 7 Tai Banc, Tonna

**Appeal Method:** Written Representations

**Decision Date:** 5<sup>th</sup> June 2018

**Decision:** Dismissed / Notice Upheld (as varied)

[Appeal Decision Letter](#)

The appeal relates to a parcel of land located opposite No.7 Tai Banc in Tonna which forms part of a wider area of land which is predominantly wooded and slopes away at a steep gradient from Tai Banc down to the canal located to the west of the appeal site. Despite being separated by Tai Banc the land in question is currently in use in association with No.7 and incorporates a partially constructed outbuilding, an area utilised for off-street parking and the siting of residential paraphernalia.

In the interest of clarity and precision, the alleged breach was amended to read: *“The material change of use of the land from woodland to a domestic garden associated with 7 Tai Banc, Tonna, Neath, including the erection of an outbuilding.”*

An **appeal under ground (b)** is that the breach of planning control alleged in the enforcement notice has not occurred as a matter of fact. As it was clear at the time of his site visit that the land is



currently in use as a domestic garden area associated with No.7 Tai Banc, with a partially constructed outbuilding on site, there is little doubt that the matters that comprise the alleged breach of planning control have occurred.

Much of the appellant's arguments turn on the contention that there has not been a breach of planning control. Despite not being explicitly pleaded on the Appeal Form, such arguments largely comprise an **appeal under ground (c)**. Moreover, arguments about whether or not it was too late for the Local Planning Authority (LPA) to take enforcement action are akin to an appeal under **ground (d)**. Specifically, the appellant contended that there has not been a breach of planning control given that the land in question has always been associated with No.7 Tai Banc and that, despite a fire at that property, the use of the dwelling and indeed the residential use of the land in question, has never been abandoned.

Based on the evidence available and the tests established through case law, the inspector had some sympathy with the appellant's arguments in relation to the issue of 'abandonment'. Indeed, the evidence indicates that the renovation works following the fire did not require planning permission which in itself suggests that the residential use of No.7 was never abandoned or lost. The evidence relating to such matters is limited however and, in any event, such arguments should not be decisive to the determination of this appeal. Indeed, even if the residential use of No.7 was never abandoned, there remains reasonable doubt as to whether or not the extent of the area covered by the enforcement notice has historically formed part of the residential curtilage of that property. Indeed, it is this matter that should be decisive to the success, or otherwise, of the appellant's arguments under the legal grounds of appeal.

The land in question forms part of the same land registry title as the residential dwelling at No.7. However, the fact that the land is part of the same land registry title does not confirm that the area subject of the enforcement notice is lawfully part of the residential curtilage of No.7. Indeed, it is not uncommon for home owners to own land outside of a defined residential curtilage.

The Inspector fully considered the statements submitted as part of the appellant's evidence, but noted that much of the content of the

statements was prefaced with terms such as ‘to the best of my knowledge’ and, despite some accounts indicating that the land may have been used as ancillary to wider residential uses, no cogent evidence has been submitted to indicate that this has ever been made lawful through the grant of planning permission or through the passing of the relevant immunity period specified by the Act.

In considering such matters, he was particularly mindful of the fact that the burden of proof lies with the appellant and it is on this basis that he considered there to be insufficient evidence to prove that, on the balance of probability, there has not been a breach of planning control. It follows that the appeal under ground (b), and any hidden arguments normally advanced under the other legal grounds of appeal, failed.

In considering the planning merits (under Ground (a)) he noted that the land lies outside of the settlement limits defined by Policy SC1 of the LDP. That policy states that development will only be permitted outside of the identified settlement limits in the circumstances set out in the associated criteria.

The residential use of land, including the extension of a residential curtilage, is not one of the policy exemptions set out by that policy and, in this respect, the change of use and the associated development of the outbuilding conflicts with the adopted development plan.

Given the topography of the site, the area incorporating the outbuilding is largely seen within the context of the existing residential development along Tai Banc and the substantial gabion structures located beyond the residential dwellings. He also observed that the scale, siting and overall design of the partially erected outbuilding is typical of a residential garage. Such matters, along with the fact that the residential use of that land would enable off-street parking on an otherwise unclassified road with no pedestrian footway, “clearly weigh in favour of the appeal proposal”. Nevertheless, success under ground (a) would mean that the matters alleged within the enforcement notice would be granted planning permission. It therefore follows that, in this case, planning permission would be granted for the residential use of the extensive area of land covered by the enforcement notice, including the land sloping down to the canal. The sloping elements

of the site relate poorly to the existing built form along Tai Banc and the residential use of this land would have potential to cause significant harm to the visual amenity of the immediate and wider environs, particularly given its prominence from the tow path along the lower Neath Canal.

Given that it would be beyond his jurisdiction to vary the terms of the boundary of the enforcement notice he found that the totality of the deemed planning application would cause material harm to the character and appearance of the area. A departure from Policy SC1 of the adopted LDP is not, therefore, justified. Moreover, without the change of use of the land, the partially constructed out-building remains unwarranted. For these reasons, and having considered all matters raised, the appeal under ground (a) also failed.

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## SECTION B – MATTERS FOR INFORMATION

### DELEGATED APPLICATIONS

DETERMINED BETWEEN 30<sup>TH</sup> APRIL 2018 AND 3<sup>RD</sup> JULY 2018

1	App No. P2011/0477	Type Discharge of Cond.
Proposal Submission of details pursuant to condition 5 (Land contamination ) of Planning Application P2010/1100 granted on 17th February 2011.		
Location Land Between Port Talbot Industrial Estate And, Junction 38 Of The M4 At Margam, Port Talbot		
Decision Approval with no Conditions		
Ward Margam		

2	App No. P2011/0805	Type Vary Condition
Proposal Variation of conditions 2, 3, 4 and 8 of planning permission P2011/0445 (approved on the 24/08/11). In respect of Materials, Land Contamination and Surface water.		
Location Land Opposite Unit 35, Kenfig Industrial Estate, Margam, Port Talbot SA13 2PE		
Decision Approval with Conditions		
Ward Margam		

3	App No. P2012/0760	Type Discharge of Cond.
Proposal Submission of details pursuant to Condition 12 of P2010/1100 (granted on 17/2/2012) verification report detailing the effectiveness of the agreed remediation.		
Location Land Between Port Talbot Industrial Estate And, Junction 38 Of The M4 At Margam, Port Talbot		
Decision Approval with no Conditions		
Ward Margam		

4	App No. P2013/0271	Type Vary Condition
Proposal Variation of Condition 8 of planning permission ref. P2011/330 (granted on 8/8/11) to allow for the submission of details in relation to surface water drainage after the commencement of development.		
Location Plot 25 Land off Varteg Fawr and to the rear of Glan yr Afon, Road From Goytre To Bryn, Bryn, Port Talbot SA13 2SG		
Decision Approval with Conditions		
Ward Bryn & Cwmavon		

5	App No. P2014/0883	Type Full Plans
Proposal Installation of 5 wind turbines with a maximum tip height of 145m to generate up to 18 MW, together with ancillary development including substation and control building, on site underground electrical cables, access tracks, meteorological mast, crane hard standings, temporary construction compound, palisade fencing on site pond and site access.		
Location Land To The East Of Melin Court,, Resolven		
Decision Approved subject to s.106		
Ward Resolven		

6	App No. P2017/0257	Type Change of Use
Proposal Change of use of land from warehouse to car sales including erection of perimeter fence, gates, raising ground level, installation of two no. portakabin buildings for office use and poles for security lighting and cameras.(amended scheme 3/8/2017 and drainage scheme 10/1/2018)		
Location Warehouse, Park Avenue, Lonlas, Neath SA10 6RY		
Decision Approval with Conditions		
Ward Coedffranc North		

7	App No. P2017/1110	Type Discharge of Cond.
Proposal Details pursuant to the discharge of Condition 4 (Proposed alterations to junction of St Heliers Drive/Seaway Parade) and condition 9 (Traffic management Scheme) of Planning Permission P2017/0563 (Welsh medium school) Approved 18/7/2017		
Location Sandfields Comprehensive School, Southdown View, Sandfields, Port Talbot SA12 7AH		
Decision Approval with no Conditions		
Ward Sandfields West		

8	App No. P2017/1121	Type Householder
Proposal Two storey side/rear extension including alterations to the existing roof design.		
Location Fedw Hir, 37 Uplands Road, Pontardawe, Swansea SA8 4AH		
Decision Approval with Conditions		
Ward Pontardawe		

9	App No. P2017/1167	Type Full Plans
Proposal	Change of Use from offices to 6 x self-contained flats, plus alterations to windows/doors to front and rear elevations, new railings and access steps	
Location	85-95 Llansawel Crescent, Briton Ferry, Neath	
Decision	Approved subject to s.106	
Ward	Briton Ferry West	

10	App No. P2018/0004	Type Householder
Proposal	Proposed first floor rear extension	
Location	39 Wern Road, Skewen, Neath SA10 6DL	
Decision	Approval with Conditions	
Ward	Coedffranc West	

11	App No. P2018/0039	Type Full Plans
Proposal	Detached dwelling with associated car parking and engineering operations. (Revised biodiversity survey, location and site plan showing details of the Bridleway, plus revised site layout plan showing proposed amended siting of dwelling and additional Existing and Proposed Site Access plans showing a proposed area of additional culverting)	
Location	Land Adjacent To, The Rise, Glyncastle , Resolven, Neath SA11 4NW	
Decision	Approval with Conditions	
Ward	Resolven	

12	App No. P2018/0094	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Conditions 3 (culvert diversion) & 8 (Drainage) of Planning Permission P2017/0646 (Construction of two detached dwellings) approved on the 18/10/17(amended scheme 6/4/2018)	
Location	Land Between, 22 And 30 Ynysmeudwy Road, Ynysmeudwy, Pontardawe SA8 4QD	
Decision	Approval with no Conditions	
Ward	Pontardawe	

13	App No. P2018/0098	Type Full Plans
Proposal	Detached split level dwelling with garage and associated engineering works.	
Location	Site Adjacent To 24 Curwen Close, Curwen Close, Pontrhydyfen SA12 9UT	
Decision	Approval with Conditions	
Ward	Pelenna	

14	App No. P2018/0126	Type Full Plans
Proposal	One detached dwelling, detached garage, retaining works / structures and associated works	
Location	Site Of Former Glyndwr Bungalow, Ty Newydd, Seven Sisters SA10 9BP	
Decision	Approval with Conditions	
Ward	Onllwyn	

15	App No. P2018/0128	Type Householder
Proposal	Two storey side/rear extensions, single storey side/rear extensions and 2 metre high rear boundary wall - Amended plans received 23.04.18	
Location	8 Afan Villas, Cwmavon, Port Talbot SA12 9HB	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

16	App No. P2018/0167	Type Full Plans
Proposal	External extract flue, new door to front elevation and blocking up of existing rear entrance door	
Location	Unit 16, Crynant Business Park, Crynant, Neath SA10 8PX	
Decision	Approval with no Conditions	
Ward	Crynant	

17	App No. P2018/0172	Type Householder
Proposal	Single storey rear extension including alteration to garage roof from flat to mono pitch plus raised decking and steps	
Location	70A Main Road, Crynant, Neath SA10 8NT	
Decision	Approval with Conditions	
Ward	Crynant	



18	App No. P2018/0184	Type Lawful Dev. Cert-Prop.
Proposal	Lawful Development Certificate (Proposed) for a single storey side and rear extension	
Location	36 Pine Grove, Cimla, Neath SA11 3RG	
Decision	Issue Lawful Dev. Cert.	
Ward	Cimla	

19	App No. P2018/0190	Type App under TPO
Proposal	Works to Beech tree covered by Tree Preservation Order (T238/A1) comprising of crown lifting and reduction of overgrown branches laterals on SE and E (towards house) and the removal of a sycamore tree.	
Location	1 St Catherines Court, Baglan, Port Talbot SA12 8AJ	
Decision	Approval with Conditions	
Ward	Baglan	

20	App No. P2018/0191	Type Full Plans
Proposal	Siting of air conditioning unit to rear elevation	
Location	83A Llansawel Crescent, Briton Ferry, Neath SA11 2UW	
Decision	Approval with Conditions	
Ward	Briton Ferry West	

21	App No. P2018/0219	Type Change of Use
Proposal	Change of use of residential outbuilding to micro-brewery (B2 use class)	
Location	70 New Road, Ynysmeudwy Pontardawe, Swansea SA8 4PP	
Decision	Approval with Conditions	
Ward	Pontardawe	

22	App No. P2018/0223	Type Householder
Proposal	Two storey rear extension and creation of parking area to the front of dwelling	
Location	133 Ynysmeudwy Road, Ynysmeudwy Pontardawe, Swansea SA8 4QJ	
Decision	Approval with Conditions	
Ward	Pontardawe	

23	App No. P2018/0229	Type Householder
Proposal	Single storey rear extension	
Location	62 Llantwit Road, Neath SA11 3LB	
Decision	Approval with Conditions	
Ward	Neath North	

24	App No. P2018/0231	Type Householder
Proposal	Rear extensions including balcony plus detached garage	
Location	Woodland Gardens, Access To Dyffryn Farm, Dyffryn, Neath SA10 7BQ	
Decision	Approval with Conditions	
Ward	Dyffryn	

25	App No. P2018/0234	Type Change of Use
Proposal	Change of use to Auction House (Use Class Sui Generis), plus retention of storage containers	
Location	Unit 10A, Seaway Parade Industrial Estate, Baglan, Port Talbot SA12 7BR	
Decision	Refusal	
Ward	Baglan	

26	App No. P2018/0237	Type Householder
Proposal	Single storey rear extension	
Location	17 Primrose Lane, Rhos Pontardawe, Swansea SA8 3ES	
Decision	Approval with Conditions	
Ward	Rhos	

27	App No. P2018/0238	Type Full Plans
Proposal	Temporary permission for a construction compound and retention of fencing.	
Location	Land Adj To Evelyn Terrace, Port Talbot SA13 1BW	
Decision	Approval with Conditions	
Ward	Port Talbot	

28	App No. P2018/0246	Type Reserved Matters
Proposal Reserved matters application for 8 dwellings (for plot substitutions and associated changes to plots 1, 2, 3, 16, 27, 28, 33, 34 approved under previous reserved matters application P2017/0835) pursuant to outline planning permission P2013/0038 allowed at appeal (reference: APP/Y6930/A/14/2218029) on 21.08.15		
Location Alltwen Industrial Estate, Lon Hir, Alltwen Pontardawe, Swansea SA8 3DE		
Decision Approval with Conditions		
Ward Alltwen		

29	App No. P2018/0247	Type Vary Condition
Proposal Variation of Condition 6 (off-street parking arrangements) of Planning Application P2017/0249 granted permission on July 3rd 2017.		
Location Old Fire Station, Brytwn Road, Cymmer, Port Talbot SA13 3EN		
Decision Approval with Conditions		
Ward Cymmer		

30	App No. P2018/0248	Type Discharge of Cond.
Proposal Details to be agreed in association with condition 15 (verification report) of application P2016/1022 granted on 1 Feb 2017.		
Location Dyffryn Upper Comprehensive School, Bertha Road, Margam, Port Talbot SA13 2AN		
Decision Approval with no Conditions		
Ward Margam		

31	App No. P2018/0249	Type LawfulDev.Cert-Prop.
Proposal Lawful Development Certificate (Proposed) for a single storey rear extension		
Location 22 Sycamore Avenue, Cimla, Neath SA11 3NT		
Decision Issue Lawful Dev.Cert.		
Ward Neath South		

32	App No. P2018/0252	Type Full Plans
Proposal	Detached dwelling	
Location	Eden House, 2 Garbett Place, Crynant, Neath SA10 8PQ	
Decision	Approval with Conditions	
Ward	Crynant	

33	App No. P2018/0254	Type Householder
Proposal	Single storey rear extension	
Location	120 Cimla Crescent, Cimla, Neath SA11 3NP	
Decision	Approval with Conditions	
Ward	Neath South	

34	App No. P2018/0256	Type Householder
Proposal	Retention of increased ground level, plus outbuilding and boundary fence.	
Location	42 Llantwit Road, Neath SA11 3LB	
Decision	Approval with Conditions	
Ward	Neath North	

35	App No. P2018/0257	Type Householder
Proposal	First floor side extensions	
Location	62 & 64 Stratton Way, Court Herbert, Neath SA10 7AS	
Decision	Approval with Conditions	
Ward	Dyffryn	

36	App No. P2018/0258	Type Householder
Proposal	Rear extension to existing side extension plus replacement mono pitched roof.	
Location	57 Burrows Road, Skewen, Neath SA10 6AB	
Decision	Approval with Conditions	
Ward	Coedffranc Central	

37	App No. P2018/0261	Type Householder
Proposal	Single storey rear and side extension	
Location	52 Maesywerin, Gwaun Cae Gurwen, Ammanford SA18 1EW	
Decision	Approval with Conditions	
Ward	Gwaun-Cae-Gurwen	

38	App No. P2018/0262	Type Full Plans
Proposal	Demolition of existing bungalow and construction of a detached dwelling and associated retaining works	
Location	Sunnyacre, Eaglesbush Valley, Neath SA11 2AN	
Decision	Approval with Conditions	
Ward	Neath East	

39	App No. P2018/0265	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of condition 9 (landscaping) 10 (landscape management plan) 11 (External lighting) 12 (external materials) of Planning Permission P2017/0658 (3 Storey academic building)	
Location	Swansea University Bay Campus, Fabian Way, Crymlyn Burrows SA1 8EN	
Decision	Approval with no Conditions	
Ward	Coedffranc West	

40	App No. P2018/0267	Type Householder
Proposal	Two storey rear extension.	
Location	29 Smallwood Road, Baglan, Port Talbot SA12 8AP	
Decision	Approval with Conditions	
Ward	Baglan	

41	App No. P2018/0271	Type Discharge of Cond.
Proposal	Scheme required under Condition 7 of planning permission P2016/0078 - Details of Crown Road and Bedford Road	
Location	Former Margam Surface Mine, Cefn Cribwr , CF32 0BS	
Decision	Approval with no Conditions	
Ward	Margam	

42	App No. P2018/0272	Type Change of Use
Proposal	Proposed change of use from former post office (Class A1) to residential accommodation (Class C3)	
Location	15 High Street, Cwmgwrach, Neath SA11 5TA	
Decision	Approval with Conditions	
Ward	Blaengwrach	

43	App No. P2018/0274	Type Householder
Proposal	Two storey side extension, single storey rear extension, front canopy and replacement parking space within front curtilage	
Location	147 Tyn Y Twr, Baglan, Port Talbot SA12 8YE	
Decision	Approval with Conditions	
Ward	Baglan	

44	App No. P2018/0275	Type Householder
Proposal	3 gabled dormers to front and rear roof planes to provide first floor accommodation	
Location	Crudyrwel, 14 Railway Terrace, Cwmllynfell, Swansea SA9 2GP	
Decision	Approval with Conditions	
Ward	Cwmllynfell	

45	App No. P2018/0278	Type Householder
Proposal	Replacement Boundary Wall	
Location	81 Windsor Village, Aberavon, Port Talbot SA12 7EY	
Decision	Approval with Conditions	
Ward	Aberavon	

46	App No. P2018/0279	Type Householder
Proposal	2 Storey front extension and single storey rear extension.	
Location	3 Roberts Close, Glynneath, Neath SA11 5HR	
Decision	Approval with Conditions	
Ward	Glynneath	

47	App No. P2018/0280	Type Full Plans
Proposal	Installation of hard surfacing to existing car parking area with associated engineering operations and drainage and placement of sandstone stepping-stones to improve access to church yard.	
Location	St John The Baptist Church, Church Street, Glyncorrwg, Port Talbot	
Decision	Approval with Conditions	
Ward	Glyncorrwg	

48	App No. P2018/0281	Type Householder
Proposal	Retention and completion of gazebo, boundary fencing and raised decking	
Location	38 Fernlea Park, Bryncoch, Neath SA10 7SX	
Decision	Approval with Conditions	
Ward	Bryncoch South	

49	App No. P2018/0283	Type NSIP Discharge Req
Proposal	Details to be agreed in accordance with Requirements 3 (Stages of Authorised Development) and 7 (Fencing and Means of Enclosure) of the Port Talbot Steelworks Generating Station Development Consent Order 2015.	
Location	TATA Steel, Port Talbot Steelworks, Grange Road, Margam, Port Talbot SA13 2NG	
Decision	Approval with no Conditions	
Ward	Margam	

50	App No. P2018/0284	Type Full Plans
Proposal	Rendering of the external walls of residential care home	
Location	Cysgodfa, Parkfield, Tonna, Neath SA11 3JX	
Decision	Approval with Conditions	
Ward	Tonna	

51	App No. P2018/0287	Type NSIP Discharge Req
Proposal	Details to be agreed in accordance with Requirements 8 (Archaeology) (Partial agreement) and 9 (Habitat Management Plan) of the Port Talbot Steelworks Generating Station Development Consent Order 2015.	
Location	TATA Steel, Port Talbot Steelworks, Grange Road, Margam, Port Talbot SA13 2NG	
Decision	Approval with no Conditions	
Ward	Margam	

52	App No. P2018/0288	Type NSIP Discharge Req
Proposal Details to be agreed in association with Requirement 18(1) (Contaminated Land and Groundwater) for Stage 1 of the Port Talbot Steelworks Generating Station Development Consent Order 2015.		
Location TATA Steel, Port Talbot Steelworks, Grange Road, Margam, Port Talbot SA13 2NG		
Decision Approval with no Conditions		
Ward Margam		

53	App No. P2018/0290	Type Householder
Proposal Single storey rear extension plus access steps to lower garden area		
Location 68B Main Road, Crynant, Neath SA10 8NT		
Decision Approval with Conditions		
Ward Crynant		

54	App No. P2018/0291	Type App under TPO
Proposal Works to two trees protected by Tree Preservation Order T42 consisting of - Elm Tree (T1) - Crown reduction to produce a finish sized tree of approximately 12m high x 8m wide and Sycamore Tree (T2) - Crown reduction, mainly in height of 1.8m to 2.4m and remove the lowest limb to the south		
Location 87 Henfaes Road, Tonna, Neath SA11 3EX		
Decision Approval with Conditions		
Ward Tonna		

55	App No. P2018/0292	Type Householder
Proposal Single-storey side extension		
Location 54 The Meadows, Cimla, Neath SA11 3XF		
Decision Refusal		
Ward Cimla		

56	App No. P2018/0294	Type Full Plans
Proposal Retention of use of dwelling as 2 Number self contained 1 bedroom Flats.		
Location 33 Dyffryn Road, Taibach, Port Talbot SA13 1TE		
Decision Approval with Conditions		
Ward Taibach		



57	App No. P2018/0295	Type Householder
Proposal	Single storey rear extension	
Location	40 Cae Canol, Baglan, Port Talbot SA12 8LX	
Decision	Approval with Conditions	
Ward	Baglan	

58	App No. P2018/0296	Type LawfulDev.Cert-Prop.
Proposal	Lawful Development Certificate (proposed) for the conversion of garage to living accommodation	
Location	33 Colbren Square, Gwaun Cae Gurwen, Ammanford SA18 1HS	
Decision	Issue Lawful Dev.Cert.	
Ward	Gwaun-Cae-Gurwen	

59	App No. P2018/0300	Type NSIP Discharge Req
Proposal	Details to be agreed in association with Requirements 10 (Code of Construction Practice), 11 (Approval and Implementation of Noise Management Plan etc.) and 19 (Construction Compound) for stage 1 of the Port Talbot Steelworks Generating Station Development Consent Order 2015.	
Location	TATA Steel, Port Talbot Steel Works, Grange Road, Margam, Port Talbot SA13 2NG	
Decision	Approval with no Conditions	
Ward	Margam	

60	App No. P2018/0305	Type Householder
Proposal	First floor side extension	
Location	26 St Marys Close, Briton Ferry, Neath SA11 2JU	
Decision	Approval with Conditions	
Ward	Briton Ferry West	

61	App No. P2018/0306	Type Full Plans
Proposal	Change of use from shop stock room to office/store and café with associated kitchen area.	
Location	24 High Street, Cwmgwrach, Neath SA11 5TA	
Decision	Approval with Conditions	
Ward	Blaengwrach	

62	App No. P2018/0307	Type Change of Use
Proposal	Change of use from former Barclays Bank to Barber, beauticians, piercing and tattoo studio (Sui Generis)	
Location	43 High Street, Glynneath, Neath SA11 5BT	
Decision	Approval with Conditions	
Ward	Glynneath	

63	App No. P2018/0308	Type Householder
Proposal	Single storey rear extension	
Location	Beaconsfield, 72 Cimla Road, Cimla, Neath SA11 3TR	
Decision	Approval with Conditions	
Ward	Neath South	

64	App No. P2018/0310	Type Lawful Dev. Cert-Prop.
Proposal	Single storey rear extension - Certificate of Lawful Development Proposed	
Location	62 Trevalen Avenue, Cimla, Neath SA11 3UR	
Decision	Issue Lawful Dev. Cert.	
Ward	Cimla	

65	App No. P2018/0316	Type Householder
Proposal	Part two storey, part single storey rear extensions	
Location	7 Dan Y Coed, Cwmavon, Port Talbot SA12 9NH	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

66	App No. P2018/0320	Type Discharge of Cond.
Proposal	Details to be agreed in association with Condition 13 (Permanent Lighting Scheme) of Planning Permission P2016/1022 granted on 231/01/17	
Location	Dyffryn Upper Comprehensive School, Bertha Road, Margam, Port Talbot SA13 2AN	
Decision	Approval with no Conditions	
Ward	Margam	

67	App No. P2018/0321	Type Full Plans
Proposal	Detached split level dwelling and associated works	
Location	Plot A, Land At Graig Road, SA9 2NZ	
Decision	Approval with Conditions	
Ward	Godre'rgrraig	

68	App No. P2018/0322	Type App under TPO
Proposal	Works to tree protected by Tree Preservation Order T283/T8 Sessile Oak - consists of reduction of overhanging branches by up to 8.0 metres	
Location	Land Adjacent to, 2 Derwen Deg, Bryncoch, Neath SA10 7FP	
Decision	Approval with Conditions	
Ward	Bryncoch South	

69	App No. P2018/0323	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition 20 (habitat and landscape management plan) of Planning Permission P2017/0563	
Location	Sandfields Comprehensive School, Southdown View, Sandfields, Port Talbot SA12 7AH	
Decision	Approval with no Conditions	
Ward	Sandfields West	

70	App No. P2018/0324	Type Householder
Proposal	Single-storey front extension	
Location	Highdene, 11 Church View, Baglan, Port Talbot SA12 8UN	
Decision	Approval with Conditions	
Ward	Baglan	

71	App No. P2018/0325	Type Householder
Proposal	Single-storey side and rear extension and detached garden store, retention of front porch and canopy	
Location	75 Glannant Way, Cimla, Neath SA11 3YP	
Decision	Approval with Conditions	
Ward	Cimla	

72	App No. P2018/0326	Type Change of Use
Proposal	Change of use of residential property (Class C3) to	

accountants office (Class A2)	
Location	7 Dynevor Terrace, Pontardawe, Swansea SA8 4HX
Decision	Approval with Conditions
Ward	Pontardawe

73	App No. P2018/0327	Type Non Material Amendment (S96A)
Proposal Non-Material Amendment to P2018/0164 granted on 21/03/2018 - Reducing part of the height of the previously approved detached outbuilding due to sloping ground level		
Location	22 Maes Rhedyn, Baglan, Port Talbot SA12 8TY	
Decision	Approval with no Conditions	
Ward	Baglan	

74	App No. P2018/0329	Type Change of Use
Proposal Change of use of part of the ground floor from a motorcycle shop to a residential dwelling. Removal of the shopfront and the reconstruction of the ground floor bay window.		
Location	52 Margam Road, Taibach, Port Talbot SA13 2BW	
Decision	Approval with Conditions	
Ward	Taibach	

76	App No. P2018/0330	Type Vary Condition
Proposal Variation of conditions 6 (opening Hours) and 7 (restriction of use) of Planning Application No P2016/0868 approved on 12/03/2018 to allow the Ospreys rugby team and associated staff to use the building for additional hours outside of the permitted times currently prescribed by condition 6		
Location	Llandarcy Academy Of Sport, Access Road To Llandarcy Village, Llandarcy, Neath SA10 6JD	
Decision	Approval with Conditions	
Ward	Coedffranc West	

77	App No. P2018/0331	Type Householder
Proposal Single storey rear extension with roof lantern and two storey side extension		
Location	33 Moorland Road, Sandfields, Port Talbot SA12 6JA	
Decision	Approval with Conditions	
Ward	Sandfields East	

78	App No. P2018/0332	Type Householder
Proposal	First floor rear extension	
Location	53 Waun Penlan, Rhydyfro Pontardawe, Swansea SA8 3BB	
Decision	Approval with Conditions	
Ward	Pontardawe	

79	App No. P2018/0333	Type Householder
Proposal	Single storey rear extension including steps to lower garden level, and rear dormer extension including Juliet Balcony, plus 2 gable dormers to front roof plane.	
Location	12 Primrose Lane, Rhos Pontardawe, Swansea SA8 3ES	
Decision	Approval with Conditions	
Ward	Rhos	

80	App No. P2018/0335	Type LawfulDev.Cert-Prop.
Proposal	Single storey rear extension - Certificate of Lawful Development Proposed	
Location	70 Brytwn Road, Cymmer, Port Talbot SA13 3EW	
Decision	Issue Lawful Dev.Cert.	
Ward	Cymmer	

81	App No. P2018/0337	Type Householder
Proposal	Proposed Outbuilding	
Location	15 Tyla Moes, Caewern, Neath SA10 7SA	
Decision	Approval with Conditions	
Ward	Bryncoch South	

82	App No. P2018/0381	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawful Development (Proposed) single storey rear extension.	
Location	23 Llwyn Road, Cwmgors, Ammanford SA18 1RD	
Decision	Issue Lawful Dev.Cert.	
Ward	Gwaun-Cae-Gurwen	

83	App No. P2018/0383	Type Non Material Amendment (S96A)
Proposal Non-material amendment to Planning Permission P2017/0959 (Approved on the 7/11/2017 for playground improvements) to include and amend conditions to allow the phasing of the development.		
Location Cadoxton Park, Bryn Catwg, Cadoxton, NEATH SA10 3BG		
Decision Approval with Conditions		
Ward Cadoxton		

84	App No. P2018/0384	Type Section 37 Elec Act
Proposal Existing 52L6123 33kv line, increase in height of pole from 15 to 17 metre.		
Location Land To The North West Of Gelliceibryn, Glynneath, Neath		
Decision No Objections		
Ward Glynneath		

85	App No. P2018/0408	Type Householder
Proposal Single storey rear extension		
Location 23 Elias Street, Neath SA11 1PP		
Decision Approval with Conditions		
Ward Neath East		

86	App No. P2018/0410	Type LawfulDev.Cert-Prop.
Proposal Replacement stone cladding to front and rear elevations of dwelling house - Certificate of Lawful Development Proposed		
Location 15 Morfa Avenue, Margam, Port Talbot SA13 2LR		
Decision Issue Lawful Dev.Cert.		
Ward Taibach		

87	App No. P2018/0411	Type LawfulDev.Cert-Prop.
Proposal Certificate of Lawful Development (Proposed) single storey side extension		
Location 5 Llwyn Y Bryn, Skewen, Neath SA10 6DZ		
Decision Issue Lawful Dev.Cert.		
Ward Coedffranc West		

88	App No. P2018/0476	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawfulness (proposed) - Single storey side extension plus single storey rear extension.	
Location	33 Highland Gardens, Neath Abbey, Neath SA10 6PJ	
Decision	Approval with Conditions	
Ward	Dyffryn	

89	App No. P2018/0477	Type Vary Condition
Proposal	Variation of conditions of planning permission P2007/1049 (change of use to A3 fish and chips shop plus extensions and alterations) to allow the sale of burgers/pizza and kebabs (condition 2) and to extend opening hours to from 1130 hours- 2200 hours to 1130 hours to 2300 hours (condition 5) plus details of extraction and ventilation, including external flue to rear (conditions 3 & 4)	
Location	51 Groves Road, Neath SA11 1UU	
Decision	Approval with Conditions	
Ward	Neath South	

90	App No. P2018/0484	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of condition 11 (materials) of planning permission P2016/0881 allowed at appeal on 25/07/2017	
Location	14 Llys Wern, Caewern, Neath SA10 7PR	
Decision	Approval with no Conditions	
Ward	Bryncoch South	

91	App No. P2018/0340	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 21 (scheme for solar panels) of application P2017/0248 granted on 26 June 2017.	
Location	Former Cwrt Sart Comprehensive School, Old Road, Llansawel, Castell Nedd SA11 2ET	
Decision	Approval with no Conditions	
Ward	Briton Ferry East	

92	App No. P2018/0341	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 11 (vehicular barrier system) of application P2017/0248 granted on 26 June 2017.	
Location	Former Cwrt Sart Comprehensive School, Old Road, Llansawel, Castell Nedd SA11 2ET	
Decision	Approval with no Conditions	
Ward	Briton Ferry East	

93	App No. P2018/0343	Type Householder
Proposal	Single storey rear extension	
Location	20 Derwen Deg, Bryncoch, Neath SA10 7FP	
Decision	Approval with Conditions	
Ward	Bryncoch South	

94	App No. P2018/0344	Type Full Plans
Proposal	Detached Dwelling	
Location	Land Off Forest Lodge Lane, Cwmavon, Port Talbot	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

95	App No. P2018/0346	Type Householder
Proposal	Alterations to the front elevation comprising the removal of the existing porch and construction of a new single-storey extension, plus changes to the first-floor windows to French-doors with Juliet-balcony railings	
Location	17 Broomhill, Port Talbot SA13 2US	
Decision	Approval with Conditions	
Ward	Port Talbot	

96	App No. P2018/0347	Type Householder
Proposal	Single storey side/rear extension	
Location	24 Robert Street, Glynneath, Neath SA11 5EG	
Decision	Approval with Conditions	
Ward	Glynneath	



97	App No. P2018/0348	Type Non Material Amendment (S96A)
Proposal	Non-Material Amendment to P2015/0040 granted on 19.03.15 - Resiting of proposed bin store	
Location	Cysgodfa, Parkfield, Tonna, Neath SA11 3JX	
Decision	Approval with no Conditions	
Ward	Tonna	

98	App No. P2018/0349	Type Non Material Amendment (S96A)
Proposal	Non-Material Amendment to P2017/1010 granted on 23/11/2017- new window to ground floor rear elevation	
Location	6 Pant Y Rhedyn, Coed Hirwaun, Port Talbot SA13 2SZ	
Decision	Approval with no Conditions	
Ward	Margam	

99	App No. P2018/0350	Type Householder
Proposal	Single storey rear extension	
Location	16 Grange Street, Port Talbot SA13 1EN	
Decision	Approval with Conditions	
Ward	Port Talbot	

100	App No. P2018/0351	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Condition 3 (Desktop land contamination assessment) of Planning Permission P2017/0959 (Approved on the 7/11/17 for improvements to playground)	
Location	Cadoxton Park, Bryn Catwg, Neath SA8 3BG	
Decision	Approval with no Conditions	
Ward	Cadoxton	

101	App No. P2018/0355	Type Discharge of Cond.
Proposal	Details to be agreed in association with Conditions 22 (Traffic Management Scheme); 24 (Highway Signage Scheme) and 25 (Road Safety Audit - Stage 2) of Planning Permission P2016/1022 granted on 01/02/17	
Location	Dyffryn Upper Comprehensive School, Bertha Road, Margam, Port Talbot SA13 2AN	
Decision	Approval with no Conditions	
Ward	Margam	

102	App No. P2018/0356	Type Householder
Proposal Change in the design of existing garage and canopy from flat roof design to a mono pitch, plus replacement bow windows to garage and original ground floor window.		
Location 25 Woodlands Park Drive, Cadoxton, Neath SA10 8DE		
Decision Approval with Conditions		
Ward Cadoxton		

103	App No. P2018/0357	Type Change of Use
Proposal Change of use of Post Office to garage in association with adjoining dwelling		
Location 254 Neath Road, Briton Ferry, Neath SA11 2AX		
Decision Approval with Conditions		
Ward Briton Ferry East		

104	App No. P2018/0358	Type App under TPO
Proposal Works to trees protected by Tree Preservation Order T330 - (T2) 1 No. Beech tree - reduction of overhanging branches by approximately 4-5 metres including removal of pendular branches back to union or a suitable pruning point. (T1) 1 No. Norway Maple reduction of overhanging branches to provide a minimum 3 metre clearance.		
Location Highbury Court, Neath SA11 1TX		
Decision Approval with Conditions		
Ward Neath South		

105	App No. P2018/0360	Type Householder
Proposal Erection of rear balcony incorporating privacy screens and spiral staircase		
Location 102 Lewis Road, Neath SA11 1DQ		
Decision Approval with Conditions		
Ward Neath South		

106	App No. P2018/0363	Type Discharge of Cond.
Proposal Details to be agreed in association with Condition 3 (replacement tree planting scheme) of Planning Permission P2018/0188 granted on 29/03/18		
Location The Old Mill, Road From Goytre To Bryn, Bryn, Port Talbot SA13 2SH		
Decision Approval with no Conditions		
Ward Bryn & Cwmavon		

107	App No. P2018/0364	Type Householder
Proposal	Two storey side extension	
Location	52 Olive Branch Crescent, Briton Ferry, Neath SA11 2UG	
Decision	Approval with Conditions	
Ward	Briton Ferry West	

108	App No. P2018/0365	Type Discharge of Cond.
Proposal	Details to be agreed in association with Conditions 5 ( External Materials), 9 (Access Details) and 12 (Landscaping) of P2018/0023 granted on 19th April 2018 - Additional details -service yard construction and revised landscape proposals	
Location	Land At Christchurch Road, Christchurch Road, Baglan Bay, Aberavon	
Decision	Approval with no Conditions	
Ward	Aberavon	

109	App No. P2018/0368	Type Householder
Proposal	Replacement section of boundary fence - 2.5 metres in height	
Location	36 Pen Yr Heol, Skewen, Neath SA10 6YS	
Decision	Approval with Conditions	
Ward	Coedffranc Central	

110	App No. P2018/0371	Type Householder
Proposal	Single storey side extension, fence and gate	
Location	75 Mariners Quay, Aberavon, Port Talbot SA12 6AN	
Decision	Approval with Conditions	
Ward	Sandfields East	

111	App No. P2018/0372	Type Discharge of Cond.
Proposal	Details pursuant to the discharge of Conditions 3 (commencement of development) 4 (Highway & drainage improvements) 5 (Construction method statement & Drainage construction method statement) 6 (Amended parking to plots 24,28, 29,41,48,76 & 79) 7 and 8 (Landscaping) 10 (Drainage scheme including implementation, management and maintenance),14 (Means of enclosure) and 16 (samples of	

materials) of planning Permission P2014/0393 approved on the 10th January 2018 (amended information plan received 06/06/18)	
Location	Land North Of, Neath Road, Rhos Pontardawe, Abertawe SA8 3EB
Decision	Approval with no Conditions
Ward	Rhos

112	App No. P2018/0373	Type Householder
Proposal	Retention and completion of external alterations to replace garage door with window	
Location	23 Woodmill, Waunceirch, Neath SA10 7PX	
Decision	Approval with Conditions	
Ward	Bryncoch South	

113	App No. P2018/0374	Type Discharge of Cond.
Proposal	Details pursuant to condition 7 (Construction Method Statement) of Planning Application P2015/0011 granted permission on January 31st 2017	
Location	Neath Road / Fairyland Road, Tonna, Neath	
Decision	Approval with no Conditions	
Ward	Neath North	

114	App No. P2018/0376	Type Change of Use
Proposal	Change of use from first floor residential to A2 (Expansion of existing ground floor use)	
Location	First Floor Flat, 22 Forge Road, Port Talbot SA13 1NU	
Decision	Approval with Conditions	
Ward	Port Talbot	

115	App No. P2018/0377	Type Discharge of Cond.
Proposal	Details to be agreed in association with Conditions 12 (Brick sample) of Planning Permission P2017/0637 granted on 04/07/17	
Location	Hafod Residential Home, Wenham Place, Neath SA11 3AH	
Decision	Approval with Conditions	
Ward	Neath North	

116	App No. P2018/0378	Type Householder
Proposal	Extension of existing Detached Garage	
Location	Tuskar House, Forest Lodge Lane, Cwmavon, Port Talbot SA13 2RX	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

117	App No. P2018/0379	Type Outline
Proposal	Pair of semi detached dwellings (outline) including demolition of outbuildings	
Location	Land Adjacent To 15 Cae Rhys Ddu Road, Cimla, Neath SA11 1JB	
Decision	Approval with Conditions	
Ward	Neath South	

118	App No. P2018/0380	Type Householder
Proposal	Partial increase in roof height plus first floor extensions to front and rear elevations	
Location	Seven Oaks, Penscynor, Cilfrew, Neath SA10 8LF	
Decision	Approval with Conditions	
Ward	Aberdulais	

119	App No. P2018/0385	Type Advertisement
Proposal	3 No illuminated signs	
Location	Unit At, Christchurch Road, Aberavon, Port Talbot SA12 7BZ	
Decision	Approval with Conditions	
Ward	Aberavon	

120	App No. P2018/0388	Type Prior Notif.Demol.
Proposal	Prior Notification for the demolition and removal of the Morfa Coke Oven Gas Holder	
Location	Morfa Coke Ovens Gas Holder, Tssp Tata Port Talbot, Port Talbot SA13 2NG	
Decision	Prior Approval Not Required	
Ward	Margam	

121	App No. P2018/0389	Type Householder
Proposal	Detached garage	
Location	6 Connaught Street, Port Talbot SA13 1ET	
Decision	Approval with Conditions	
Ward	Port Talbot	

122	App No. P2018/0392	Type Full Plans
Proposal	New Detached Dwelling	
Location	Plot 33, Forest Lodge Lane, Cwmavon, Port Talbot SA13 2RX	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

123	App No. P2018/0393	Type Householder
Proposal	First floor side extension and mono pitch roof to part of existing ground floor side extension	
Location	2 Nant Y Boda, Bryn, Port Talbot SA13 2SG	
Decision	Approval with Conditions	
Ward	Bryn & Cwmavon	

124	App No. P2018/0394	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 18 (landscaping) of application P2017/0248 granted on 28/06/17	
Location	Former Cwrt Sart Comprehensive School, Old Road, Briton Ferry, Neath SA11 2ET	
Decision	Approval with no Conditions	
Ward	Briton Ferry East	

125	App No. P2018/0397	Type Full Plans
Proposal	Replacement detached clubhouse building in association with Port Talbot Harriers Running Club (amended siting and design to Planning Application P2018/0057)	
Location	Port Talbot Cricket Ground, Fenbrook Close, Aberavon, Port Talbot SA12 7PA	
Decision	Approval with Conditions	
Ward	Aberavon	

126	App No. P2018/0400	Type Full Plans
Proposal	Retention of storage buildings lock up garage and associated works	
Location	Land at, Quarr Road, Neath	
Decision	Approval with Conditions	
Ward	Neath East	

127	App No. P2018/0401	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawful Development (Proposed) single storey rear extension	
Location	60 Parc Bryn, Skewen, Neath SA10 6AQ	
Decision	Issue Lawful Dev.Cert.	
Ward	Coedffranc Central	

128	App No. P2018/0403	Type Householder
Proposal	Juliet balcony with glass panel to first floor front elevation and patio doors to ground and first floor front elevation	
Location	88 Dinas Baglan Road, Baglan, Port Talbot SA12 8AF	
Decision	Approval with Conditions	
Ward	Baglan	

129	App No. P2018/0405	Type Change of Use
Proposal	Change of use of basement to provide ancillary accommodation for first-floor flat, alterations to rear elevation comprising the change of a first-floor door to window and basement window to a door/window	
Location	75 Neath Road, Briton Ferry, Neath SA11 2DQ	
Decision	Approval with Conditions	
Ward	Briton Ferry East	

130	App No. P2018/0406	Type Householder
Proposal	New roof to existing outbuilding plus retention of garage	
Location	Former Red Lion, 1-2 The Square, Crynant, Neath SA10 8RR	
Decision	Approval with Conditions	
Ward	Crynant	

131	App No. P2018/0407	Type Householder
Proposal	Single storey rear extension	
Location	92 Ffynnon Dawel, Aberdulais, Neath SA10 8EN	
Decision	Approval with Conditions	
Ward	Aberdulais	

132	App No. P2018/0412	Type Householder
Proposal Demolition of detached garage and construction of new detached garage.		
Location 1 Hogarth Place, Sandfields, Port Talbot SA12 6RD		
Decision Approval with Conditions		
Ward Sandfields East		

133	App No. P2018/0413	Type Discharge of Cond.
Proposal Details to be agreed in association with condition 36 (CCTV scheme) of planning permission P2016/1022 granted on 01/02/17		
Location Dyffryn Upper Comprehensive School, Bertha Road, Margam, Port Talbot SA13 2AN		
Decision Approval with no Conditions		
Ward Margam		

134	App No. P2018/0414	Type Non Material Amendment (S96A)
Proposal Non-material amendment to Planning Permission P2016/0452 (Approved on the 5/10/2016 for the construction of 31 dwellings) to allow for the repositioning of the dwelling on plot 21.		
Location Land Adjacent To Groves Road, Groves Road, Neath SA11 1YB		
Decision Approval with Conditions		
Ward Neath South		

135	App No. P2018/0416	Type Householder
Proposal Rear extension, side extension and conversion of existing garage to living accommodation		
Location 47 Wern Road, Taibach, Port Talbot SA13 2BB		
Decision Approval with Conditions		
Ward Taibach		

136	App No. P2018/0417	Type Non Material Amendment (S96A)
Proposal Non material amendment to planning application P2013/0947 to increase height of roof eaves on north and east facing elevations.		
Location Land Off B4242, Near Chain Road, Glynneath Road, Neath		
Decision Approval with no Conditions		
Ward Glynneath		



137	App No. P2018/0418	Type Non Material Amendment (S96A)
Proposal Non-material amendment to Planning Permission P2017/0713 for a single dwelling (Approved 8/11/2017) to allow for the repositioning of one car parking space and alterations to the front elevation.		
Location Plot Adj To, 134 Brookfield, Neath Abbey , Neath SA10 7EF		
Decision Approval with no Conditions		
Ward Bryncoch South		

138	App No. P2018/0424	Type Full Plans
Proposal Re-location of existing entrance door and new shop-front		
Location IK Stores, 88 Fairwood Drive, Baglan, PORT TALBOT SA12 8NU		
Decision Approval with Conditions		
Ward Baglan		

139	App No. P2018/0427	Type LawfulDev.Cert-Prop.
Proposal Certificate of Lawfulness (Proposed) - Garage Conversion		
Location 6 Penyard Road, Longford, Neath SA10 7EU		
Decision Issue Lawful Dev.Cert.		
Ward Dyffryn		

140	App No. P2018/0429	Type Householder
Proposal Single storey Rear extension		
Location 116 Pantyrheol, Neath SA11 2HD		
Decision Approval with Conditions		
Ward Neath East		

141	App No. P2018/0430	Type LawfulDev.Cert-Prop.
Proposal Single storey side extension - Certificate of Lawful Development Proposed		
Location 26 Coed Parc, Cwmavon, Port Talbot SA12 9BN		
Decision Issue Lawful Dev.Cert.		
Ward Bryn & Cwmavon		

142	App No. P2018/0432	Type Non Material Amendment (S96A)
Proposal Application for an immaterial amendment under Requirement 4(3) of the Port Talbot Steelworks Generating Station Order 2015 to increase the maximum parameters of the Boiler House to allow for a length of 61.4m (currently 60m).		
Location TATA Steel, Port Talbot Steelworks, Grange Road, Margam, Port Talbot SA13 2NG		
Decision Approval with no Conditions		
Ward Margam		

143	App No. P2018/0433	Type Full Plans
Proposal Conversion of existing detached house into a pair of semi-detached houses and alterations to fenestration		
Location 74-75 Dynevor Road, Skewen, Neath SA10 6TW		
Decision Approval with Conditions		
Ward Coedffranc North		

144	App No. P2018/0440	Type Vary Condition
Proposal Variation of Condition 5 of Planning Permission P2011/1035 to allow for the submission of details following commencement of development in relation to a landscape management plan.		
Location Playing Fields, Reclaimed Seven Sisters Colliery Surface, Seven Sisters SA10 9GA		
Decision Approval with Conditions		
Ward Seven Sisters		

145	App No. P2018/0442	Type Householder
Proposal Single storey side/rear extension		
Location 17 Lingfield Avenue, Sandfields, Port Talbot SA12 6NX		
Decision Approval with Conditions		
Ward Sandfields East		

146	App No. P2018/0443	Type Discharge of Cond.
Proposal Details pursuant to the discharge of conditions 3 (materials), 4 (drainage) and 5 (landscaping) of planning permission P2016/0468 (Approved on the 31/10/2017)		
Location Wembley, Neath SA11 2AT		
Decision Approval with no Conditions		
Ward Neath East		

147	App No. P2018/0444	Type Full Plans
Proposal Retention and completion of works to facilitate the creation of additional car parking and enclosure within school grounds.		
Location Ysgol Gyfun Ystalyfera, Glan Yr Avon, Ystalyfera, Swansea SA9 2JJ		
Decision Approval with Conditions		
Ward Ystalyfera		

148	App No. P2018/0450	Type Discharge of Cond.
Proposal Details pursuant to the discharge of Conditions 11 (Means of Enclosure) 12 (Lighting, lining, drainage, enclosure to car park) 14 (Tree Planting) 15 (Lighting & CCTV) & 18 (Remediation Validation) of Planning Permission P2016/1090		
Location Ysgol Gyfun Ystalyfera, Glan Yr Avon, Ystalyfera, Swansea SA9 2JJ		
Decision Approval with no Conditions		
Ward Ystalyfera		

149	App No. P2018/0451	Type LawfulDev.Cert-Prop.
Proposal Alterations to main roof changing from a hip to gable, a rear dormer extension and two front rooflights - Certificate of Lawful Development Proposed		
Location 10 Wenallt Road, Tonna, Neath SA11 3HZ		
Decision Issue Lawful Dev.Cert.		
Ward Tonna		

150	App No. P2018/0453	Type Householder
Proposal Single storey front extension and balustrade, two storey rear extension plus handrail to access path		
Location 11 Longford Road, Longford, Neath SA10 7ES		
Decision Approval with Conditions		
Ward Dyffryn		

151	App No. P2018/0457	Type Householder
Proposal Part two storey part single storey rear extensions		
Location 44 Siding Terrace, Lonlas, Neath SA10 6RD		
Decision Approval with Conditions		
Ward Coedffranc North		

152	App No. P2018/0462	Type Neigh.Auth/Nat.Park
Proposal Consultation from Rhondda Cynon Taf for the variation of condition 2 and 7 of previously approved planning application to increase the overall tip height of the three wind turbines from a maximum height to tip 146.5m to 149.9m.		
Location Craig Yr Aber, Land To The North East Of Forch-Orky, Treorchy, CF42 6TF		
Decision No Objections		
Ward Outside Borough		

153	App No. P2018/0467	Type Householder
Proposal Single storey rear extension		
Location 78 MAIN ROAD, CRYNANT, NEATH SA10 8NT		
Decision Approval with Conditions		
Ward Crynant		

154	App No. P2018/0469	Type Conservation Area
Proposal Consultation from Natural Resources Wales in relation to an application received by their permitting service for the waste transfer facility to move up to 200,000 tonnes/annum of baled refuse derived fuel (RDF- EWC 191210) material.		
Location Talbot Wharf, Riverside Road, Port Talbot Docks , Port Talbot		
Decision No Objections		
Ward Margam		

155	App No. P2018/0471	Type Non Material Amendment (S96A)
Proposal Non-material amendment to application P2017/0826 to amend the wording of condition 6 to revise the car parking and access closure details.		
Location Former Magistrates Court, Cramic Way, Port Talbot SA13 1RU		
Decision Approval with no Conditions		
Ward Margam		

156	App No. P2018/0473	Type Householder
Proposal	Replacement garage door with window to facilitate a garage conversion, plus the incursion of French Doors to the rear elevation	
Location	17 Gronow Close, Court Herbert, Neath SA10 7AD	
Decision	Approval with Conditions	
Ward	Dyffryn	

157	App No. P2018/0488	Type Householder
Proposal	Single storey rear extension	
Location	Rhydlydan, 13 Westernmoor Road, Neath SA11 1BJ	
Decision	Approval with Conditions	
Ward	Neath East	

158	App No. P2018/0492	Type Discharge of Cond.
Proposal	Details to be agreed in association with condition 2 (external materials) of P2013/0947 granted on 17/12/15	
Location	Land Off B4242, Near Chain Road , Glynneath, Neath	
Decision	Approval with no Conditions	
Ward	Glynneath	

159	App No. P2018/0502	Type Screening Opinion
Proposal	Request for screening opinion under Regulation 6(1) of the (Environmental Impact Assessment )(Wales) Regulations 2017 for a ground mounted 1.4.MW solar PV array and 10 MW battery storage.	
Location	Mynydd Y Gwhryd Farm, Pontardawe	
Decision	EIA Not Required	
Ward	Cwmllynfell	

160	App No. P2018/0507	Type Lawful Dev. Cert-Prop.
Proposal	Single storey rear extension - Certificate of Lawful Development Proposed	
Location	27 Burns Road, Sandfields, Port Talbot SA12 6BG	
Decision	Issue Lawful Dev. Cert.	
Ward	Sandfields East	

161	App No. P2018/0527	Type LawfulDev.Cert-Prop.
Proposal	Single storey rear extension - Certificate of Lawful Development Proposed	
Location	15 Burns Road, Sandfields, Port Talbot SA12 6BG	
Decision	Issue Lawful Dev.Cert.	
Ward	Sandfields East	

162	App No. P2018/0540	Type Non Material Amendment (S96A)
Proposal	Non-material amendment to planning permission P2016/0463 (One detached dormer bungalow, plus access and parking via School Road) approved on 19/09/16 for the addition of a chimney to side elevation, to amend the external finish to the dwelling from stone to stone and render and to remove 2 windows to side elevations and alteration of French doors to window on east elevation	
Location	41 Main Road, Crynant, Neath SA10 8NT	
Decision	Approval with Conditions	
Ward	Crynant	

163	App No. P2018/0550	Type LawfulDev.Cert-Prop.
Proposal	Certificate of Lawfulness (proposed) single storey side and rear extension.	
Location	153 Main Road, Bryncoch, Neath SA10 7TR	
Decision	Issue Lawful Dev.Cert.	
Ward	Bryncoch North	

164	App No. P2018/0572	Type Non Material Amendment (S96A)
Proposal	Non-material amendment to Planning Permission P2018/0255 - single storey front extension, single storey rear extension, detached outbuilding and conversion of garage to living accommodation (Approved 18/04/2018) - to allow for the removal of the window to the side elevation of the single storey rear extension serving the utility room.	
Location	6 School Road, Tonna, Neath SA11 3EJ	
Decision	Approval with no Conditions	
Ward	Tonna	