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Planning Statement:

Minor Development / Commercial Owner

Ref: 26-033 – Factory one Spray Booth

Site Address: GROUNDHOG UK, Ynysygerwn Avenue, Aberdulais, Neath

SA10 8HH

Proposed Development: Factory 1 – Internal Spray booth upgrade with new Flues and Chimney to the roof

Site description: A commercial factory in the Industrial Area on Ynysygerwn Avenue follows on from the residential area between the junction of the A4109 & along the B4242 that continues up to Resolven.

Surrounding Area description:

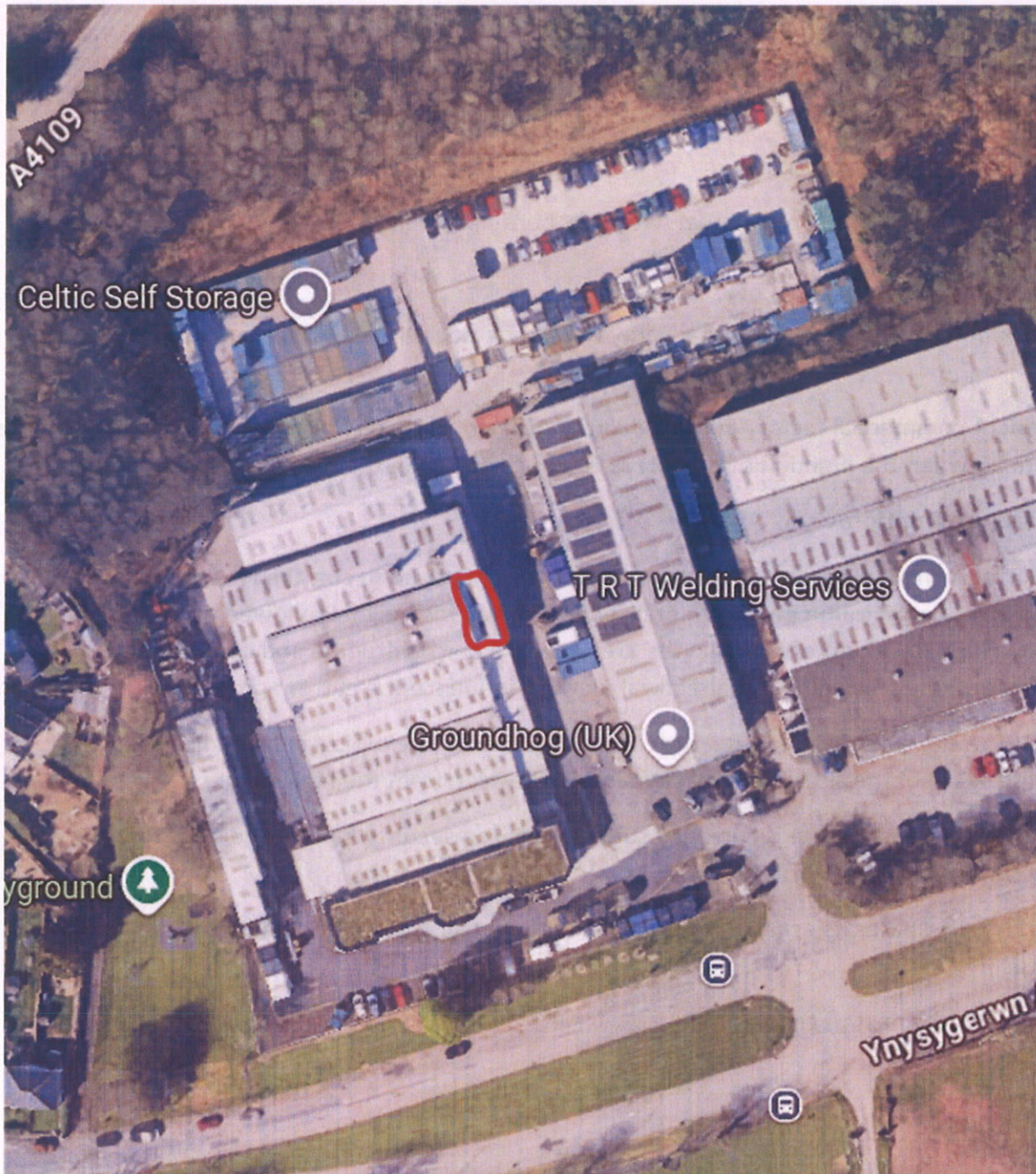
LOCATION – Surrounding Building types: A mix of industrial units sized to suit the type of businesses they serve. Most are Portal frame units with brick plinths of varying heights followed with metal cladding. While all the developments within the area seem to be constructed and designed to a competent standard, they have little architectural merit to influence the current proposals.

SITE – Position: The site is situated to the north of the B4242 with the offices in front of the existing main unit, to the south of the site. The development can be seen from the highway

SITE – Boundaries: The existing site is currently surrounded by a security fence – the development will have no effect on this item

SITE – Access: The site shares its access off the B4242 with its adjacent neighbours to the east, TRT welding services

See location map on the next page:



1. Introduction

This Planning Statement has been prepared in support of a retrospective planning application for works undertaken at the Ground Hog UK premises.

The application relates to the upgrading of an existing internal spray booth within the building, together with the installation of new extraction equipment, including exhaust chimneys and associated flues. The



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new extraction system has required penetrations through the existing roof of the building to accommodate the exhaust flues.

The purpose of this application is to regularise the works that have already been undertaken and to obtain planning permission for the continued use of the upgraded spray booth and associated extraction infrastructure.

The works are principally internal in nature, with the external elements limited to the new exhaust chimneys/flues projecting through the existing roof. There is no proposal to construct a new building or to materially alter the established use of the site.

2. Site and Surroundings

Ground Hog UK operates from an established commercial/industrial premises. The application site comprises an existing building and associated operational areas used in connection with the company's established business activities.

The spray booth is located internally within the existing building and forms part of the operational facilities associated with the existing use of the premises.

The surrounding area is characterised by established commercial and/or industrial development, and the proposed retention of the upgraded spray booth and extraction system is consistent with the established nature and use of the site.

3. Description of the Development

The retrospective application seeks permission for the following works:

- The upgrading of an existing internal spray booth within the existing building.
- The installation of a new mechanical extraction system serving the spray booth.
- The installation of new exhaust flues/chimneys associated with the extraction system.
- The formation of openings through the existing roof to accommodate the new flues.
- The installation of associated internal ductwork and extraction equipment.
- The continued operation of the spray booth as part of the established commercial/industrial use of the premises.

The works do not involve the construction of a separate building or an extension to the existing premises.

The external appearance of the building remains substantially unchanged apart from the introduction of the exhaust chimneys/flues required to provide appropriate ventilation and extraction from the spray booth.



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4. Planning Considerations

The principal planning considerations associated with the application are:

1. The principle of the development and its relationship with the existing use of the premises.
2. The visual impact of the new roof-mounted extraction equipment.
3. The potential impact on neighbouring properties and surrounding amenity.
4. Noise and environmental considerations associated with the extraction equipment.
5. Highway and parking considerations.
6. The relationship of the works with relevant planning policies and other material considerations.

5. Principle of Development

The spray booth is an ancillary facility associated with the established commercial/industrial operation at the site. The application does not seek to introduce a materially different use of the premises.

The upgrading of the spray booth and installation of an improved extraction system supports the continued operation of the existing business and provides appropriate ventilation and extraction for the activities undertaken within the building.

The works therefore represent an improvement to the existing operational facilities rather than the introduction of a new or unrelated use.

The development is considered appropriate in principle, subject to consideration of its visual, environmental and amenity impacts.

6. Visual Impact and Appearance

The external elements of the development are limited to the exhaust chimneys/flues projecting through the existing roof.

The flues are functional elements required to discharge extracted air from the internal spray booth and are therefore directly related to the operation of the existing premises.

The equipment is positioned on the existing roof and has a limited footprint. Its design and appearance are utilitarian and appropriate to the established commercial/industrial character of the building and surrounding area.

The works do not result in a substantial alteration to the overall form or appearance of the building. The roof penetrations are limited to those necessary to accommodate the extraction flues.



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Given the established commercial/industrial character of the site and the functional nature and limited scale of the external equipment, the development is not considered to result in an unacceptable visual impact.

7. Residential and Neighbouring Amenity

Consideration has been given to the potential impact of the development upon neighbouring occupiers.

The spray booth itself is located internally within the existing building. The principal external element is the extraction system, which discharges through the new roof-mounted flues.

The purpose of the upgraded extraction system is to provide controlled ventilation and discharge from the spray booth. The extraction system is designed to direct air away from the internal working environment and discharge it at an appropriate location above the building.

The works do not introduce additional residential accommodation or other uses that would generate significant additional activity outside the established operating area.

Subject to the continued operation and maintenance of the extraction equipment in accordance with the relevant environmental and operational requirements, the development is not considered to result in an unacceptable impact upon neighbouring residential amenity as the client business plan clearly indicates the aim is to reduce current emissions not add to them.

8. Noise

The extraction equipment is associated with the operation of the existing spray booth.

Any mechanical equipment has the potential to generate operational noise; however, the equipment is directly related to the established commercial use of the premises and is contained principally within the existing building and associated roof-level extraction system.

The upgraded extraction arrangement provides a controlled system for ventilation and exhaust from the spray booth.

For a previous application (P2025/0606) the Local Planning Authority conditioned an acoustic survey to record noise levels, hours of operation, equipment specification to ensure that the continued operation of the system does not result in an unacceptable impact upon neighbouring amenity. The equipment specified for this has been done so under exactly the same requirements to ensure there is no further impact.

9. Environmental Considerations

The installation of an appropriate extraction system is an important part of the safe and effective operation of an internal spray booth.



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The new flues provide a controlled means of extracting air from the spray booth and discharging it externally through the roof.

The operation of the spray booth and extraction equipment will remain subject to any separate environmental, occupational health and safety requirements that the business already adopts. See the record of their current stack tests. The aim of this development and future advances forthcoming in spraying materials will see a further improvement in these results.

This planning application is concerned with the planning implications of the physical works and their continued use. Any separate environmental permitting or regulatory requirements are outside the scope of this planning statement and will continue to be addressed by the operator where applicable.

10. Retrospective Nature of the Application

The application is retrospective because the works to the spray booth and extraction system, including the roof penetrations and installation of the new exhaust flues/chimneys, have already been undertaken.

The purpose of the application is therefore to regularise the existing works and establish a clear planning position for their continued retention and use.

The retrospective nature of the application does not alter the requirement for the development to be assessed against relevant planning policies and material considerations. The works are considered to be appropriate having regard to the established use of the premises, the character of the surrounding area and the limited external impact of the roof-mounted equipment.

11. Planning Balance

The development provides an upgraded extraction arrangement for an existing internal spray booth associated with the established commercial/industrial use of the premises.

The principal benefits of the works include:

- Providing improved and controlled extraction from the spray booth.
- Supporting the continued operation of the established business.
- Improving the functionality of the existing internal facility.
- Providing a dedicated external discharge route through the roof.
- Avoiding the need for a new building or significant external alteration to the premises.

The external visual impact is limited to the new roof-mounted flues/chimneys, which are functional pieces of equipment appropriate to the commercial/industrial character of the building.



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On balance, the development is considered to represent an appropriate improvement to the existing premises and does not give rise to significant adverse planning impacts that would warrant refusal of the application.

12. Conclusion

This retrospective planning application seeks permission for the retention of the upgraded internal spray booth and associated extraction system at Ground Hog UK, including the new exhaust chimneys/flues and the necessary penetrations through the existing roof.

The works are ancillary to and support the established use of the premises. They do not result in a materially different use of the site, the creation of additional floorspace, or a significant alteration to the existing building.

The new roof-mounted extraction equipment is functional in nature and has a limited visual impact within the context of the existing commercial/industrial building and surrounding area.

Having regard to the nature and scale of the development, its relationship with the existing use of the site, and the limited external alterations involved, the proposal is considered to be acceptable in planning terms.

The Local Planning Authority is therefore respectfully requested to grant retrospective planning permission for the retention of the works described in this statement.

Signed

Dated. 4th September 2026

