

Planning Statement

87-89 Cyfyng Road, Ystalyfera, Neath Port-Talbot SA9 2BT

Revision 00 - August 2026

Site Address

87-89 Cyfyng Road, Ystalyfera, Neath Port-Talbot SA9 2BT

Planning Statement

This Planning Statement has been prepared to support a retrospective change of use application (ref: P2026/0064, submitted 4th February 2026) to retain 87 and 89 Cyfyng Road as two separate dwellings, as they were originally built, and as they remained for the majority of their existence.

The floorplans provided clearly illustrate that both 87 and 89 operate independently of one another, as they have done for at least the time since they were purchased by the applicant in August 2025 and August 2023 respectively. No construction works or alternations to the external appearance of the dwellings are proposed in relation to retaining the change of use, and the drawings provided are therefore commensurate to the scope of the application.

Whilst the applicant accepts the dwellings are identified as 'very low risk' within the Pantteg Landslip Zone, given no construction works are proposed in relation to retaining the change of use, this is not therefore a material consideration within the scope of this application.

As with the majority of the original dwellings along Cyfyng Road, 87 and 89 have always been incapable of providing any off-road parking provision owing both to their construction as rows of terraces immediately fronting the public footpath, and due to the elevated positions above the public highway afforded by their steeply sloping sites. The absence of parking provision cannot therefore be considered a justifiable reason for refusing permission.

Conclusion

The change of use that has existed since before the applicant purchased the dwellings simply reverted 87 and 89 to their original condition as two separate dwellings. No construction works or changes requiring permission are proposed, and the dwellings have never been able to provide onsite parking.

The application should therefore be approved.