

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (WALES) ORDER 2012**

REFUSAL OF PLANNING PERMISSION

Name and address of the applicant

Mr Terry Casey
28 Wern Road
Ystalyfera
SA9 2LY

Name and address of the agent

Mr Kevin Jones
Kevin H Jones Planning Consultancy
Office 22
Sandfields Business Centre
Purcell Avenue
Port Talbot
SA12 7PQ

DATE REGISTERED: 6 January 2021

APPLICATION NO: P2020/1086

LOCATION: 28 Wern Road, Ystalyfera, SA9 2LY

PROPOSAL:

Retention of change of use of ground floor from shop to residential use associated with existing first floor residential use at 28 Wern Road so the property can be used as a single dwelling, together with proposed external alterations and access ramp to accommodate new integral garage in order to facilitate internal access improvement.

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND ORDER HEREBY REFUSES TO PERMIT THE PROPOSED DEVELOPMENT FOR THE FOLLOWING REASONS:-

Reasons For Refusal:-

1 The proposed introduction of a garage door, by virtue of its highly prominent siting to the front of the application property and adjacent to the highway/footpath, its contrived recessed design together with the lack of similar design features to dwellings in the immediate area, would result in the introduction of an incongruous and unsympathetic addition to this property, which would be to the detriment of the design and visual appearance of the property itself and also the wider streetscene. As such, the proposal would be contrary to Policy BE1 of the Neath Port Talbot Local Development Plan and the Design SPG.

2 Notwithstanding the claims that the hardstanding has been used previously for parking of vehicles associated with the former retail use, the proposal seeks to provide a formal

and permanent vehicular access serving a residential property which would result in the manoeuvring and parking of vehicles, with an inability to enter and leave the highway in a forward gear, in a location which is unable to provide adequate pedestrian visibility splays to either side of the proposed driveway and is in a location where on street parking would be likely to create manoeuvring difficulties when vehicles are entering and egressing the property. Such impacts would be accentuated by the sub-standard size of garage dimensions and driveway length which would significantly increase the risk of vehicles extending over the footway (either a second vehicle or a vehicle waiting to enter the garage), to the detriment of pedestrian safety. As such, the proposed development would have a significant adverse impact upon Highway and Pedestrian safety, contrary to Policies BE1 (Design) and TR2 (Design and Access of New Development) of the Neath Port Talbot Local Development Plan.

The decision to refuse 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 Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011-2026) adopted January 2016.

The substandard garage dimensions and driveway length would significantly increase the risk of vehicles extending over the footway, to the detriment of pedestrian safety. Furthermore due to the lack of the provision of an on-site turning facility the development would result in the formation of a vehicular access where vehicles would be unable to enter and leave the site in a forward gear. These adverse impacts would be further exacerbated by the inability to provide adequate vehicular visibility splays to either side of the driveway and also the potential for manoeuvring difficulties when vehicles are entering and egressing the property due to on street parking.

As such, the proposed development would have a detrimental impact upon the Highway and Pedestrian safety of the existing road network and would be contrary to policies Policies BE1 (Design) and TR2 (Design and Access of New Development) of the Neath Port Talbot Local Development Plan.

Furthermore, the proposed introduction of a garage door, by virtue of its highly prominent siting to the front of the application property and adjacent to the highway/footpath, its contrived recessed design together with the lack of similar design features to dwellings in the immediate area, would result in the introduction of an incongruous and unsympathetic addition to this property, which would be to the detriment of the design and visual appearance of the property itself and also the wider streetscene. As such, the proposal would be contrary to Policy BE1 of the Neath Port Talbot Local Development Plan and the Design SPG.

It is further considered that the decision complies with Future Wales - the National Plan 2040 and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 21 April 2021

IMPORTANT INFORMATION: TOWN AND COUNTRY PLANNING ACT 1990

The applicant's attention is drawn to the notes below.

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
2. You can also appeal to the Welsh Government against a decision to refuse permission or grant subject to conditions in respect of applications made for :- Listed Building or Conservation Area Consent; Consent under a Tree Preservation Order; Advertisement Consent.
3. You can also appeal If your application for a Certificate of Lawful Existing Use or Lawful Proposed Use is partly or wholly refused or is granted differently from what you asked for (under Section 195/196) of the Town and Country Planning Act 1990 (as amended).
4. If you are aggrieved of the LPAs decision, the following deadlines apply for appeals to be submitted to the Welsh Government (from the date of the Council's decision):-
 - Planning Permission (with the exception of Minor Commercial and Householder applications – see below) Within 6 Months
 - Householder Appeal ^{see endnote i} Within 12 weeks
 - Minor Commercial Appeal ^{see endnote i} Within 12 weeks
 - Listed Building or Conservation Area Consent appeals Within 6 months
 - Tree Preservation Order (TPO) Consent Within 28 days
 - Advertisement Consent Within 8 weeks
 - Certificate of Lawfulness of Existing (Section 191) or Proposed (Section 192) Use or Development Within 6 months
 - Hazardous Substances Consent Within 6 months
5. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0303 444 5940, or online at www.planningportal.gov.uk/pcs .
6. The Welsh Government has power to allow a longer period for the giving of notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
7. The Welsh Government is not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted having regard to the statutory requirements to the provisions of the development order, and to any directions given under the Order. They do not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.
8. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the County Borough Council, in which the land is situated, as the case may be, a **purchase notice** requiring that Council purchase his interest in the land in

accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Making an Appeal

9. Please note that for all applications received by the LPA after 5th May 2017, it is now a requirement that any appeal made to the Planning Inspectorate (other than Householder and Minor Commercial Appeals, and appeals against refusal to grant advertisement consent) must be accompanied by all the information and evidence you intend to rely upon (a **“full statement of case”**). You must also send a copy of the notice of appeal and full statement of case to the LPA.
10. In addition, for ‘planning appeals’ an amendment to an application following notice of appeal may only be made to correct an error.
11. Additional details and information on making an appeal to the Welsh Government is available from the Planning Inspectorate at the above address and website. The relevant documents are entitled “making your planning appeal” and “planning appeals Public Local Inquiries”.
12. Further correspondence regarding this application should bear the reference number quoted on the top of the decision notice.

THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

- BUILDING REGULATIONS – Please contact buildingcontrol@npt.gov.uk or 01639 686949 to discuss all aspects of the service that is offered by Building Control
- HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

ⁱ Please see the [Town and Country Planning \(Referred Applications and Appeals Procedure\) \(Wales\) Regulations 2017](#) for appeal procedures and for full definitions of:

- *“householder application”* (essentially an application for the enlargement, improvement or other alteration of a dwellinghouse, or development within the curtilage of such a dwellinghouse, or change of use to enlarge the curtilage of a dwelling house)
- *“householder appeal”* means an appeal in relation to a householder application, but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.
- *“minor commercial application”* (essentially relates to existing buildings of no more than 250 square metres gross external floor space at ground floor level, currently in use for any of the purposes set out in Schedule 1A to The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2015 which is an application for change of use from Class A1 to A2 or A3; or Class A2 to A3); or the carrying out of building or other operations to a shop front.
- *“minor commercial appeal”* means an appeal in relation to a minor commercial application but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.