



PLANNING STATEMENT



1.0 Proposal

- 1.1 Planning permission is sought for internal alterations to facilitate the change of use of the ground floor flat to create a hairdresser/tanning salon (Class A1/Sui-generis). No external alterations are proposed and the work will require internal work only.

2.0 Application Site

- 2.1 The application site is in a highly sustainable location and the application is submitted in order to expand the very successful ground floor hairdresser. The new element of the business will create a tanning salon area for customers.

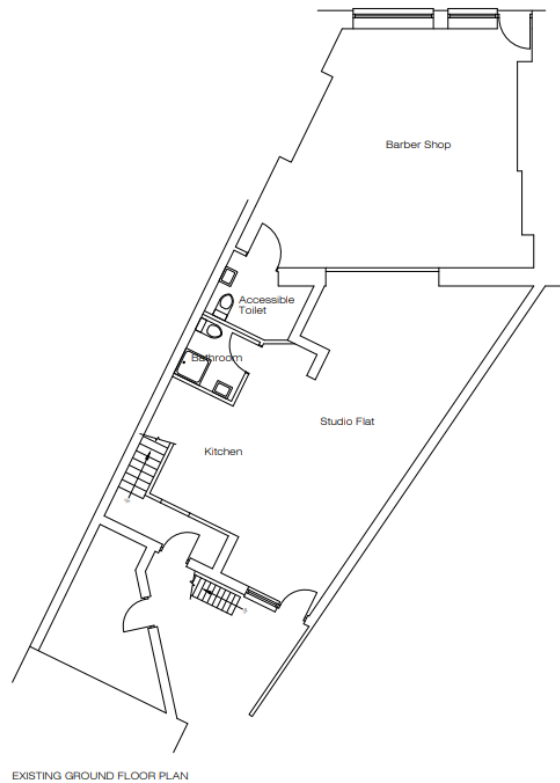
Application Site



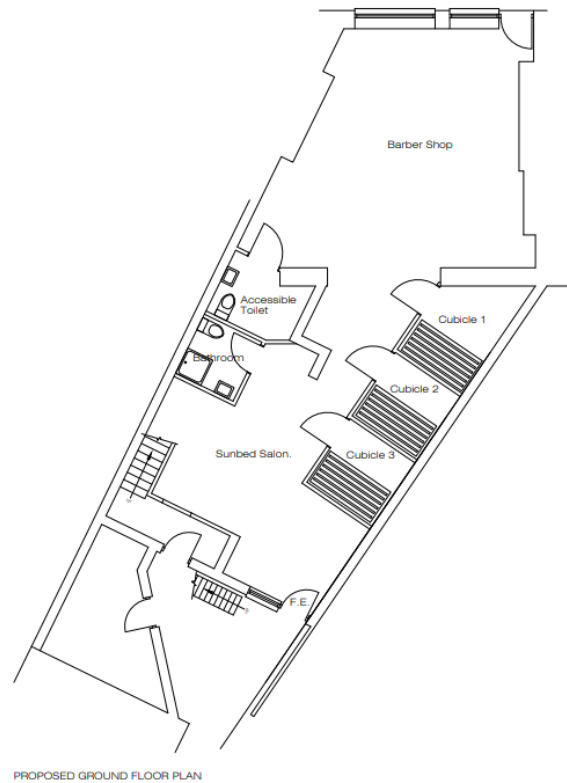
- 2.2 Planning permission was recently granted under Ref: P2019/5483 for the change of use of rear ground floor and first and second floors from retail to 3 flats together with external alterations and parking provision (retail retained to front section of ground floor). This application has been implemented and this application seeks consent for ground floor alterations only.

3.0 Existing and Proposed Plans

Existing Ground and 1st Floor



Proposed Ground and 1st Floor



3.1 The proposed internal alterations at ground floor level will result in the creation of a three bed tanning salon and ancillary accommodation for the hairdressers.

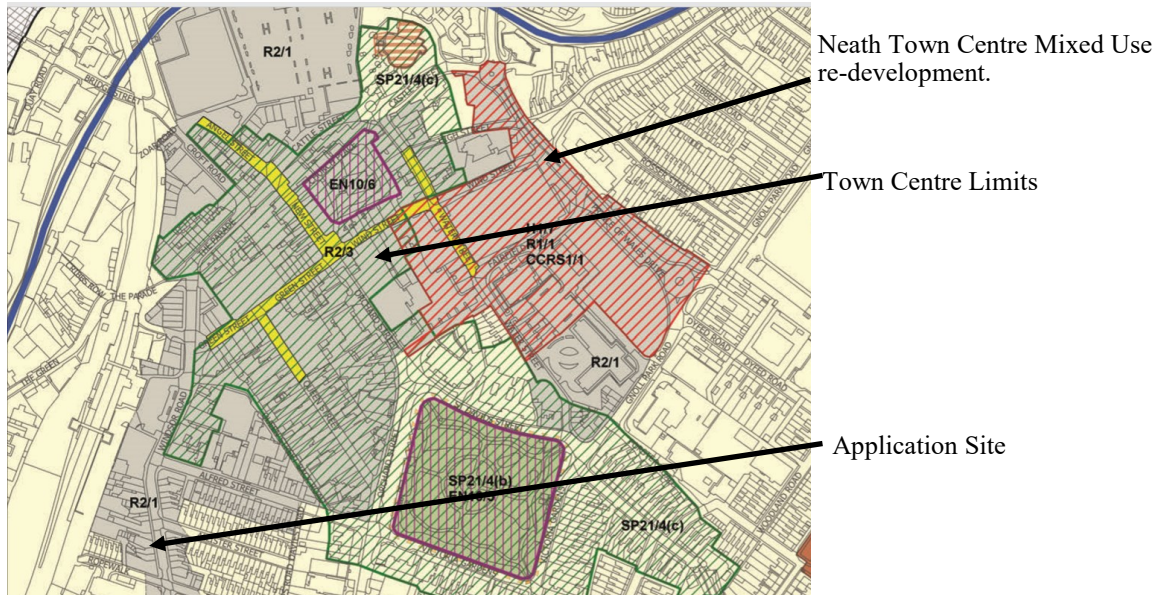
4.0 Main Issues

4.1 The main issues for consideration of an application such as this relate to:

- Principle of use.
- Impact on the visual amenities of the area and wider area.
- Impact on residential amenity.
- Impact on highway safety.
- Refuse and Cycle Storage.

5.0 Principle of Use

5.1 The application site is defined as falling within Neath Town Centre under the provisions of Neath Port Talbot LDP:



5.2 The site is defined as falling within the defined settlement limits of Neath Town Centre. The existing business has grown since reopening and requires additional space to expand its business. The resultant expansion will help create additional jobs and footfall to this part of Neath Town Centre.

5.3 The expansion of this business would help re-introduce people back into the town centre and importantly expand and retain the commercial unit on the ground floor which would help increase footfall back into the town centre. As such it is clear that the expansion of the ground floor unit is acceptable in principle and is supported by both National and Local Planning Policies.

6.0 Visual Amenity

6.1 As discussed, the proposal will result in internal alterations only and will not therefore have a detrimental impact on visual amenity.

7.0 Residential Amenity

7.1 Likewise, the proposed change of use and expansion of the existing business will raise no issues relating to residential amenity.

8.0 Highway Safety and Parking

- 8.1 As previously discussed, the proposal will change the use of the existing ground floor flat to expand the existing business and create an expanded offer.
- 8.2 The site is defined as falling within Town Centre or City Centre Fringe—Zone 2 as defined under the provisions of the Supplementary Planning Guidance document entitled—Parking Standards. Zone 2 areas are limited to towns. Typically there is a wide range of public transport services, bus and rail and has a high density area.
- 8.3 The proposed additional facilities will attract customers who will enjoy linked trips to other commercial businesses and therefore it is felt this modest change of use would have an acceptable impact on highway safety.

9.0 Conclusion

- 9.1 This part of Neath is made up of a mixture of differing style properties which range in height. The application site is at a prominent corner location within the Town Centre and the expansion of the existing business will create employment opportunities and attract footfall and improve the vitality and viability of Neath Town Centre.
- 9.2 The proposal will have no impact on visual amenity and will introduce no overlooking, overbearing or overshadowing issues over and above what is currently experienced.
- 9.3 In terms of the highway safety, the proposal will expand the existing business and replace the ground floor flat. The site is situated in Neath Town Centre which is one of the most highly sustainable locations within the County. Given its sustainable location within close proximity to the central bus station, employment opportunities and the main Neath Train station the proposal will have an acceptable impact on highway safety.
- 9.4 In light of this and the fact that rented properties such as these tend to have lower car ownership it is felt that the development warrants the provision of no parking provision. It should be noted that there are a number of local facilities within walking distance of the application site and the extant lawful unrestricted use could potentially result in significantly more comings and goings and additional parking spaces than the proposed development.
- 9.5 As such we feel the development is an acceptable form of development which complies with the provisions of the Development Plan and the Supplementary Planning Guidance documents and we welcome any help and guidance you have on this.