

**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**

**A Rees  
SW Property Rentals  
Tank Farm Road  
Llandarcy  
Neath  
SA10 6EN**

**Name and address of the agent**

**Mr Robert Bowen  
Robert Bowen Planning &  
Development Ltd  
7 Llys Sant Teilo  
Llangyfelach  
Swansea  
SA5 7HQ**

---

**DATE REGISTERED:** 9 December 2022

**APPLICATION NO:** P2022/1028

**LOCATION:** 26-34 Church Road, Baglan, Port Talbot, Neath Port Talbot,  
SA12 8ST

**PROPOSAL:** First floor extension to provide three offices (A2) and two  
storage units (B8) with a terrace to the rear and associated  
parking.

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 proposal represents an unacceptable addition to the existing site and is a form of development that would have an unacceptable impact upon the residential amenity of the neighbouring property at no.36 Church Road, in terms of an overbearing impact upon their rear elevation and amenity space area. As such the proposal is considered to be contrary to policy BE1 of the adopted Neath Port Talbot Local Development Plan.

2 The proposed development would result in a detrimental highway safety impact on site due to the lack of visibility to access rear parking spaces. The development would also fail to provide adequate on site parking on site, and as such the proposed

development would be contrary to Policy BE1 and TR2 of the adopted Neath Port Talbot Local Development Plan.

Reason for refusal:

It is considered that the proposal represents an unacceptable addition to the existing site and is a form of development that would have an unacceptable impact upon the residential amenity of the neighbouring property at no.36 Church Road and would be detrimental to highway safety and parking on site. Accordingly, the proposed development is considered contrary to Policies BE1 and TR2 of the Adopted Neath Port Talbot Local Development Plan.

Signed: 

**Ceri Morris – Head of Planning & Public Protection**

**Date: 2 February 2023**

## 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 <sup>see endnote i</sup> Within 12 weeks
  - Minor Commercial Appeal <sup>see endnote i</sup> 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](http://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 5<sup>th</sup> 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](mailto:buildingcontrol@npt.gov.uk) or 01639 686820 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

---

<sup>i</sup> 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.