



PLANNING STATEMENT

**PROPOSED CONVERSION OF A GARAGE TO A LOUNGE
AT 69 PORTH Y GWYDDEL, AWEL AFAN,
PORT TALBOT, SA12 6EQ**

**On behalf of
Mr. Jonathan Fellows**

Our Ref: 1835.a

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Approved by: Jason Evans

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1.0 INTRODUCTION

- 1.1 Evans Banks Planning Ltd. has been instructed by Mr. Jonathan Fellows (the Applicant) to prepare an application for the partial variation of Condition 24 attached to Planning Permission P2021/0226 relating only to Plot 25 to allow the conversion of a garage to a lounge at 69 Porth Y Gwyddel, Awel Afan, Port Talbot, SA12 6EQ. This Planning Statement should be reviewed in conjunction with the accompanying Parking Sustainability Appraisal.
- 1.2 This Planning Statement therefore forms part of the submissions of the application to be considered by the Authority, and provides information on the following points:
- A brief description of the site and surrounding area
 - A description of the proposed development
 - Consideration of relevant planning policy

2.0 SITE DESCRIPTION

2.1 THE SITE

2.1.1 The property is a modern, three-bedroom detached home with a contemporary suburban style. It offers three dedicated parking spaces: two on a private driveway and one within an integrated garage. The ground floor features an open plan living and dining area, a separate kitchen, a lavatory, and internal garage access. Upstairs, there's a master bedroom with an en-suite and dressing area, two additional bedrooms, and a large bathroom. The building features a pitched roof with a gable design, constructed with a mix of brickwork and cladding. Photograph 1 below shows 69 Porth y Gwyddel along with its neighbouring properties.



Photograph 1

2.1.2 The wider setting of the host dwelling is shown in the Location Plan at Figure 1 below.

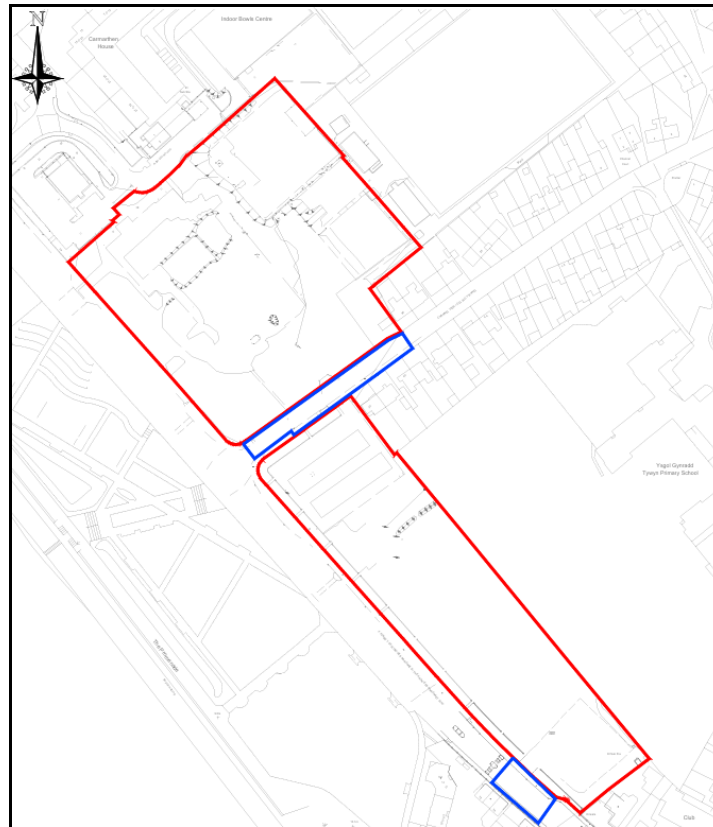


Figure 1

2.1.3 Figure 2 displays a detailed Ordnance Survey Map extract of the property.

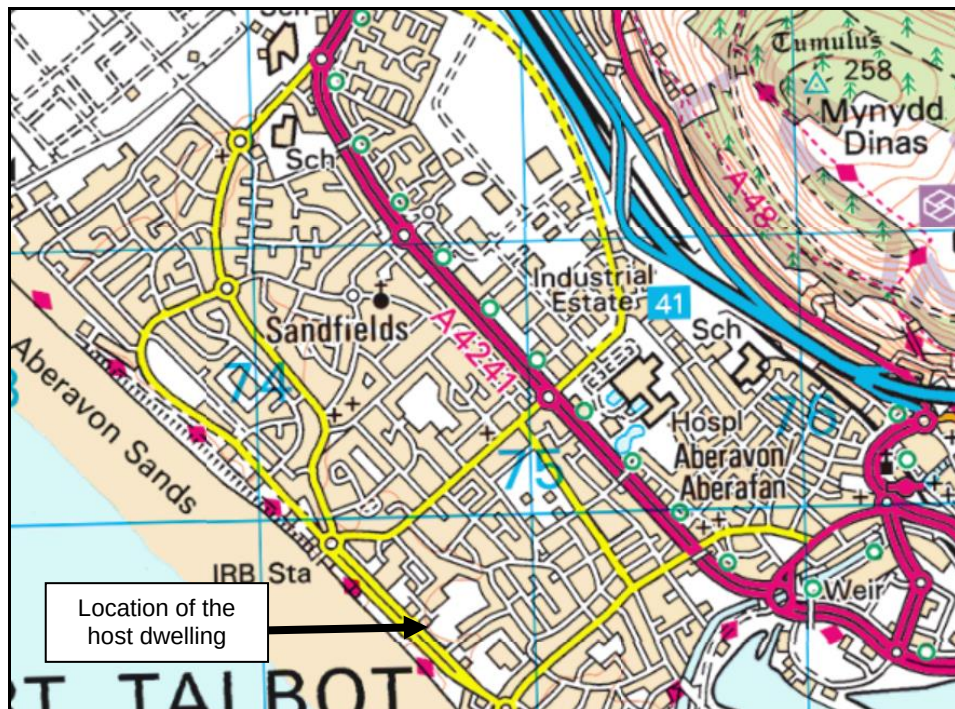


Figure 2

2.1.4 As illustrated in Photographs 2 and 3 below, the garage at 69 Porth y Gwyddel is relatively small, prompting the Applicant to propose converting the space into an extended lounge for more efficient use of the area.



Photograph 2



Photograph 3

2.2 THE SURROUNDING AREA

2.2.1 69 Porth Y Gwyddel is a property situated in the newly developed Awel Afan estate in Port Talbot, located just off the northeastern side of Princess Margaret Way, near the Aberavon beachfront. Awel Afan is relatively level and consists of 137 dwellings, each featuring its own driveway or parking garage, ensuring at least one parking space per bedroom in each home. Photograph 4 below depicts some of the neighbouring properties along Porth y Gwyddel, which feature black composite front doors, dark grey roof tiles, and face brickwork.



Photograph 4

2.2.2 Photograph 5 below shows the view of the property opposite 69 Porth y Gwyddel, which features grey fibre cement cladding.



Photograph 5

2.2.3 Awel Afan is divided into two large housing estates, located on either side of Channel View. The subject of this application is located within the northern housing estate, which consists of 79 properties. 69 Porth Y Gwyddel is situated on the northwestern

side of the estate, approximately 150 yards away from the estate's main access point. Additionally, the estate includes a pedestrian access point on its western side, via a pavement that connects to Princess Margaret Way, located approximately 45 meters from the host property. This access point is directly opposite a zebra crossing, providing easy pedestrian access to the beachfront, as well as the open spaces of Hollywood Park and Sunken Gardens. The location of the host dwelling is shown in Figure 3 below which provides a Google Earth reproduction of the property's location and immediate surroundings taken in March 2024.



Figure 3

2.2.4 The site encourages active travel, particularly walking, due to its wide pavements. Additionally, the estate includes an area of open space, further encouraging active travel. The roads within the estate are also spacious, featuring permeable paving and highway rumble strips, both of which serve as traffic calming measures.

2.2.5 It is important to note that Awel Afan is a relatively recent development, and as a result, Google Earth and Google Maps have not yet been updated to provide an accurate aerial view of the host dwelling within the estate. Consequently, when assessing the walking distance from the host dwelling to local amenities, Google Maps currently defaults to the route via the estate's main entrance, potentially adding extra metres to the recorded distance. This is because additional pedestrian access points within the site make some amenities closer than Google Maps currently indicates. Figure 4 below shows the Site Layout Plan of the housing estate, highlighting the additional pedestrian access point which is not currently shown on Google Earth or Google Maps, but have now been constructed.

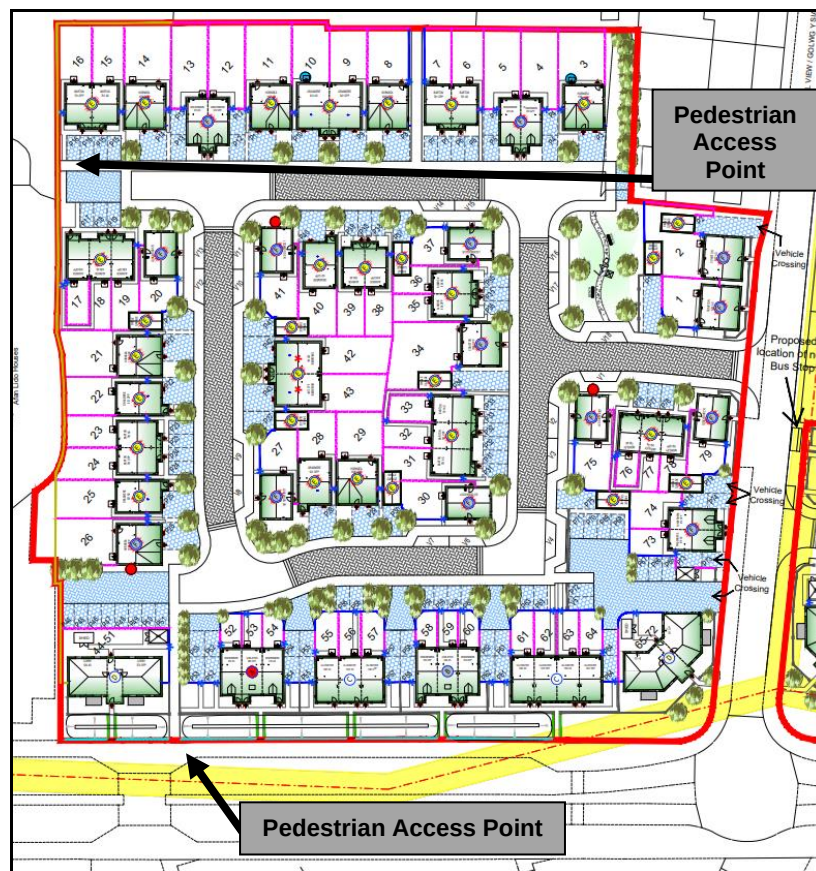


Figure 4

3.0 THE PROPOSED DEVELOPMENT

3.0.1 The development subject of this statement is for the conversion of a garage to an extended living space at 69 Porth y Gwyddel. The application is in the form of an application seeking the Variation of Condition 24 of Planning Permission P2021/0226, only in as much as it relates to the application dwelling. Figure 5 below shows **Condition 24** of planning permission **P2021/0226** which states that car parking spaces shall be retained for access and parking of vehicles only.

24 The car parking spaces/ driveways/ garages hereby approved shall be constructed in accordance with drawing number PL01 Rev H - Site Layout Plan and Dimensions Plan Rev B, prior to the first beneficial occupation of any part of the development to which they relate, and shall thereafter be retained for access and parking of vehicles only. Reason: In the interest of highway and pedestrian safety, to ensure that the development is served by sufficient parking and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan

Figure 5

3.0.2 Nevertheless, as outlined by the Parking Sustainability Appraisal, the host property scores sufficient sustainability points in line with Council policy to reduce the parking space provided by the garage due to its proximity in terms of walking distance to local facilities, public transport, cycle routes and the frequency of local public transport.

3.1 *General Sitting and Design*

3.1.1 The proposed development involves the conversion of an existing garage into a living space. The garage is an integral part of the existing dwelling at 69 Porth y Gwyddel and is positioned within the residential curtilage of the property. The conversion will be carried out in a manner that respects the existing architectural character and scale of the host dwelling while ensuring a seamless visual integration with the surrounding built environment.

3.1.2 The design approach prioritises maintaining the residential character of the area by utilising materials and finishes that match the existing property. Any external

alterations, such as new fenestration or access points, will be designed to preserve the overall streetscape.

3.1.3 The proposal has been developed in accordance with best practice design principles, ensuring that the converted space achieves a high standard of accommodation. Consideration has been given to internal layout efficiency, natural light provision, and ventilation to create a comfortable and functional living environment.

3.1.4 In terms of siting, the property benefits from a sustainable location with access to local amenities, public transport, and cycle routes, as highlighted in the Parking Sustainability Appraisal. Therefore, the reduction of on-site parking as a result of the conversion has been justified through the sustainability of the site.

3.2 Accommodation

3.2.1 Figure 6 illustrates the existing ground floor plan of 69 Porth y Gwyddel, while Figure 7 presents the proposed ground floor plan.

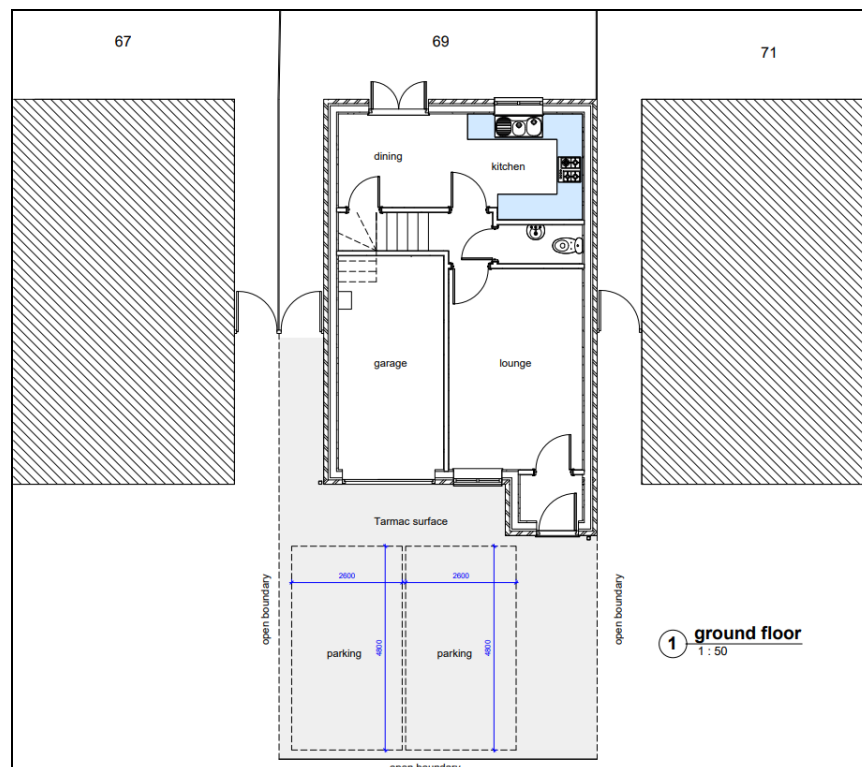


Figure 6



Figure 7

3.2.2 As shown in the existing and proposed ground floor plans, the Applicant proposes to convert the garage into an extended lounge area with and a small storage space.

3.3 *External Finishes*

3.3.1 Figure 8 illustrates the existing front elevation plan of 69 Porth y Gwyddel, while Figure 9 presents the proposed front elevation plan.

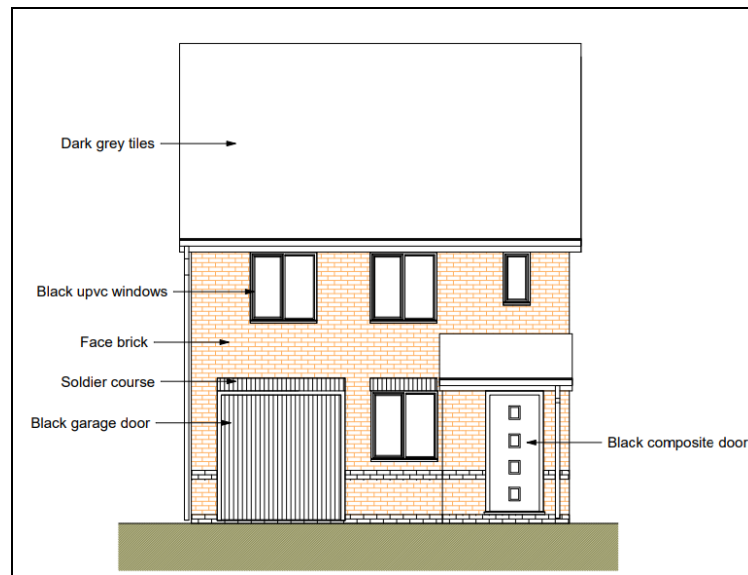


Figure 8

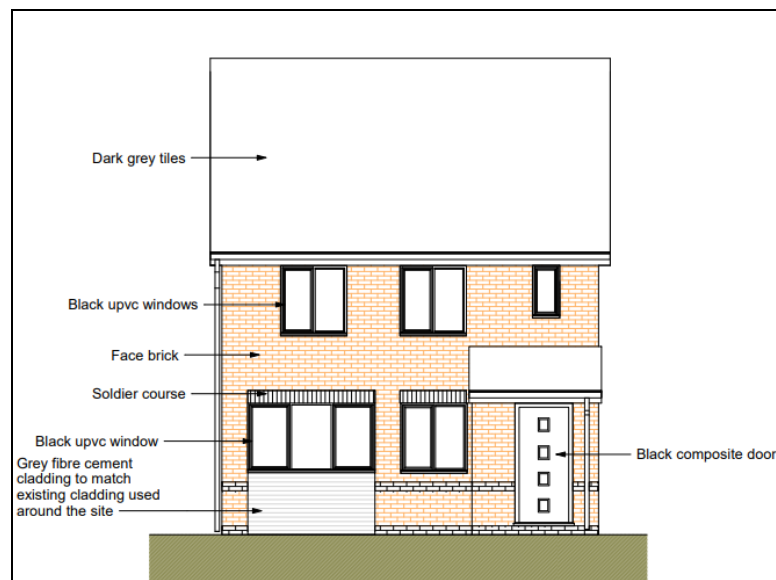


Figure 9

3.3.2 The proposed external finishes have been carefully considered to align with the existing materials palette of both the property and the surrounding area.

3.3.3 The existing garage door will be replaced with a black uPVC window to match the property's existing window design.

3.3.4 Below the new window, grey fibre cement cladding will be used to match the cladding elsewhere on the site. Additionally, the soldier course positioned above the garage door will remain intact.

3.3.5 The black composite front door, dark grey roof tiles, and face brickwork of the property will remain unchanged.

3.4 Access and Parking

3.4.1 Access to the property will remain unchanged, directly from the street at Porth y Gwyddel. Parking will continue to be provided via the existing two-car driveway. As outlined in the Parking Appraisal, the site has sufficient sustainability points to justify the removal of one parking space.

3.5 Drainage

3.5.1 No changes are proposed to the drainage systems for surface water or foul water at the property.

3.6 Biodiversity

3.6.1 The ecological value of 69 Porth y Gwyddel is minimal due to the absence of green infrastructure. However, to enhance local biodiversity, a bird nesting box will be installed on the rear elevation of the property. Further details regarding biodiversity enhancements are outlined in the attached Green Infrastructure Statement.

4.0 LOCAL PLANNING POLICY

4.0.1 In terms of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the adopted development plan for the area within which the application site is located is the *Swansea Local Development Plan (LDP)*. The relevant policies of this document have been referred to in the preparation of the proposal, including the following:

- **Policy PS2** – Placemaking and Place Management
- **Policy T6** – Parking

4.0.2 All of the above have been considered in preparation of the pre-application proposal. The following therefore provides an assessment of the proposal against what are considered to be the key policies and guidance for consideration in its determination.

4.1 POLICY PS2 – PLACEMAKING AND PLACE MANAGEMENT

4.1.1 Policy PS2 (*Placemaking and Place Management*) requires that a “*Development should enhance the quality of places and spaces.*” To do so, proposals must adhere to the relevant requirement of 17 Criteria. In the case of this application, it is considered that 2 are of relevance and an analysis of the proposal against each is provided below.

4.1.2 *Criterion i)* requires that the proposed development has “*regard to important elements of local heritage, culture, landscape, townscape views and vistas*”. The proposed conversion of the garage into a living space is designed to respect the architectural character and scale of the existing property, ensuring that the visual integration with the surrounding area is seamless. The external finishes, such as the use of matching materials like grey fibre cement cladding and black uPVC windows, ensure that the property retains its character while aligning with the broader townscape of Awel Afan, as illustrated by photographs of neighbouring properties shown in Photographs 4 and 5.

- 4.1.3 *Criterion ix)* states that all proposals must provide “*appropriate parking and circulation areas for cars, cycles, motorbikes and service vehicles*”. Although the proposal reduces parking by converting the garage, this is justified due to the sustainability of the property, as outlined in the Parking Sustainability Appraisal. This is discussed in greater depth under section 4.2 below.

4.2 POLICY T6 – PARKING

- 4.2.1 The final policy for consideration is Policy T6 (*Parking*), which states that “*Proposals must be served by appropriate parking provision, in accordance with maximum parking standards, and consider the requirements for cycles, cars, motorcycles and service vehicles.*”
- 4.2.2 As detailed in the Parking Sustainability Appraisal, the property at 69 Porth y Gwyddel has earned sufficient sustainability points to justify a reduction in car parking provision from three spaces to two. This is attributed to the property's highly sustainable location, within walking distance of key local amenities such as Tywyn Primary School, Afan Community Centre, and two convenience stores. Furthermore, the property is located just 150 metres from the nearest bus stop and 200 metres from a cycle route. These factors ensure that the property benefits from excellent access to essential services and reliable public transport options. Therefore, the proposed reduction of one parking space is deemed appropriate and is unlikely to have any significant impact on the functionality or amenity of the host dwelling.

5.0 CONCLUSION

- 5.1 The proposal for the conversion of the garage to an extended living space at 69 Porth y Gwyddel offers a sustainable and well-considered development opportunity within the existing residential area.
- 5.2 The design and layout of the proposal have been developed in full consideration of relevant adopted local planning policies, including **Policy PS2: Placemaking and Place Management** and **Policy T6: Parking**. The proposal respects the architectural character and scale of the host dwelling, ensuring that the conversion integrates harmoniously with the surrounding built environment. The reduction in parking spaces is justified through the property's sustainable location, with easy access to local amenities, public transport, and cycle routes.
- 5.3 The proposal represents a sensitive and thoughtful development, which will have no adverse impact on the local area in terms of heritage, townscape, biodiversity, drainage, or highway safety. The design respects the local context and enhances the residential character of the property. Therefore, it is respectfully requested that permission be granted to vary the condition in question for the proposed conversion at 69 Porth y Gwyddel.