



PLANNING STATEMENT

PROPOSED DETACHED DWELLING

AT

LAND AT 5 BRYN GOLWG, CLYNE, NEATH, SA11 4EH

**On behalf of
Mr A. Owen**

Our Ref: 1702.a

Date: April 2025

Prepared by: Rhydian Gore

Approved by: Richard Banks

1.0 INTRODUCTION

- 1.1 Mr A. Owen (The Applicant) has instructed Evans Banks Planning to prepare an application seeking outline planning permission for a “*proposed detached dwelling*” at land at 5 Bryn Golwg, Clyne.
- 1.2 The submission as outlined in this Statement contents should be read in conjunction with the submitted plans. It has been prepared on the basis of the nature and type of the above proposal, and the proposed scheme has been assessed against the following key areas, as well as the site’s context:
- Character
 - Local Development Plan Policies and Material Considerations
 - Environmental Sustainability
 - Movement to, from and within the development

2.0 SITE DESCRIPTION

- 2.1 The application site consists of a triangular parcel of land being the large side garden of the property known as 5 Bryn Golwg off the eastern flank of Bryn Golwg, within the settlement of Clyne.
- 2.2 The property is set fronting the eastern flank of Bryn Golwg, near its junction with Tonclwyda, and situated at the end of a row of terraced residential properties. Immediately adjoining the plot to the north is the property of 5 Bryn Golwg, which is owned by the Applicant and is the property currently served by this piece of land. To the south are further residential properties, forming a mix of terraced and detached properties. The land is enclosed by leylandii trees at its eastern, southern and western boundaries, with the northern boundary set to the side elevation of 5 Bryn Golwg.
- 2.3 Further to the east lies a large green space and children's playground, while to the south is a redundant railway line that runs parallel to the site, with large swathes of agricultural pasture extending further from the site to the south. Although the buildings surroundings are dominated by residential properties in all directions in an immediate sense, Hermon Chapel and Clyne Post Office are located just a matter of metres from the site, with the Clyne Canal Locks located a short distance south of the site, providing both a scenic and historic walk in the locality.
- 2.4 Both sides of Townclwyda Road are equipped with wide pavements, with easy access to the various community facilities located within the village of Clyne.

Figure 1 below provides an extract from the Ordnance Survey Explorer map with the application site identified by a red arrow. Figure 3 is an extract from a more detailed OS plan, with the site edged in red for ease of identification. Figure 2 provides a Google Earth image from May 2023, which is typical of the current mixed residential and commercial setting in and about the centre of Clyne.

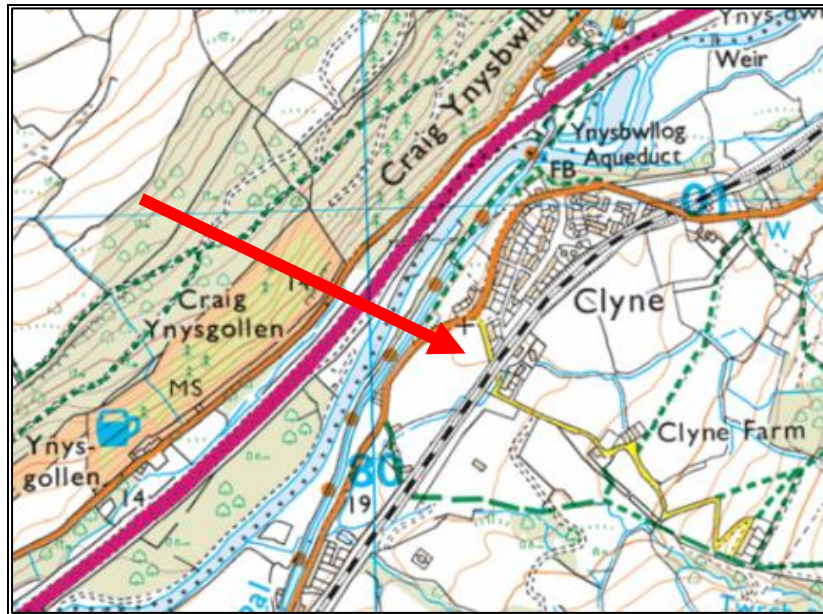


Figure 1 – OS Explorer Map to Identify Bryn Golwg Location

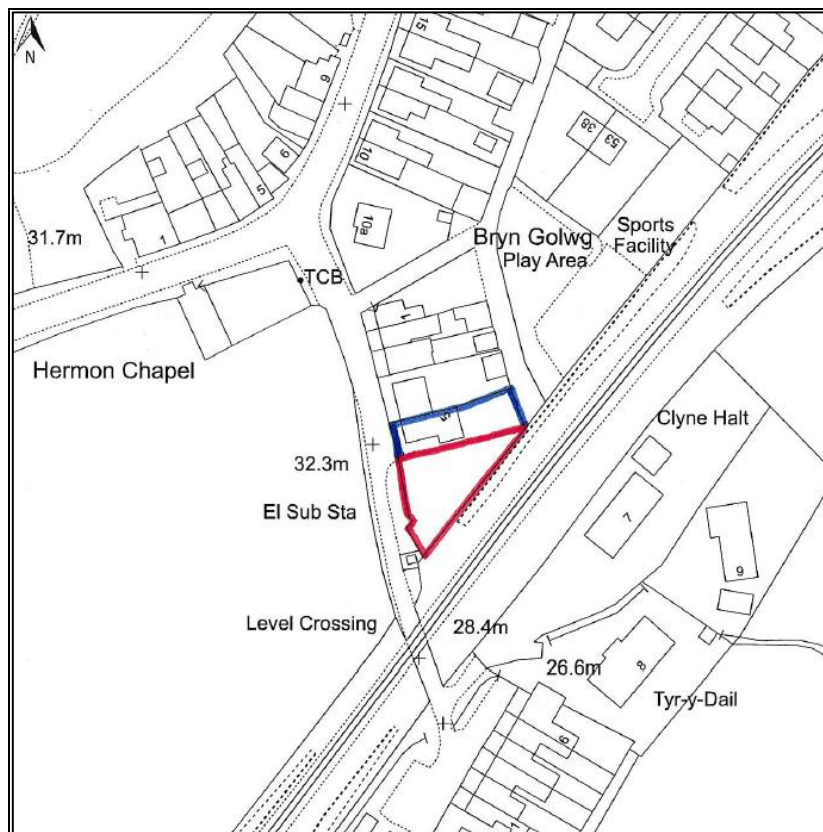


Figure 2 – Site Location Plan



Figure 3 – Google Earth Extract of Bryn Golwg Locality

- 2.5 The application site can be graphically shown in Photographs 1-7 below, including the existing access and boundary treatments at the site.



Photograph 1 – The Existing Site



Photograph 2 – The Existing Site in Relation to 5 Bryn Golwg



Photograph 3 – The Site and its Existing Southern Perimeter



Photograph 4 – 5 Bryn Golwg



Photograph 5 – Existing Access to 5 Bryn Golwg and the Site



Photograph 6 – Existing Visibility Splay Facing South



Photograph 7 – Existing Visibility Splay Facing North

3.0 PROPOSED DEVELOPMENT

- 3.1 The proposals seek outline planning permission for a detached dwelling at an appropriate and sustainable location, as a plot adjacent to 5 Bryn Golwg, Clyne. The indicative Site Layout Plan can be seen below.



Figure 4 – Proposed Site Layout Plan

- 3.2 The proposed dwelling will be detached in nature, and oriented to face on to Bryn Golwg, in order to remain in keeping with the other properties at this locality. The property will be appropriately enclosed and separated from no.5 Bryn Golwg, through the provision for a 1.8-metre-high boarded fence. The southeastern and southern perimeters will consist of native double staggered hedgerows along the line of the existing post and wire fencing. The front elevation of the property will consist of a dwarf wall screening the property to Bryn Golwg, as is the case will all properties at this location.
- 3.3 A new access is proposed at the northern portion of the site, immediately adjacent to the existing drive serving 5 Bryn Golwg, providing a visibility splay of 22 metres. Three car parking spaces are also proposed at the site, which will be in full accordance with the Council's adopted parking standards. Significant amenity space will be provided at the front, side and rear of the property.

- 3.4 In order to facilitate the development, it is proposed that some existing conifers will be felled at the western perimeter, with some retained to provide screening at the property. To mitigate this, and as detailed in the accompanying Green Infrastructure Statement, one bird and one bat box will be affixed to the elevations at the property, as well as provision for the planting of native plants in the amenity space, and the new native double staggered hedgerows at the perimeter of the site.

4.0 PLANNING POLICY

4.1 NATIONAL PLANNING POLICY

4.1.1 Planning Policy Wales (Edition 12) (February 2024) has a significant focus on Placemaking principles, and that development should be seen in the context of any special characteristics inherent in a locality. Paragraph 3.9 indicates that *"The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations."*

4.1.2 Paragraph 3.10 goes further *"In areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness. In those areas, the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important."*

The emphasis in this approach is whether an area exhibits "special characteristics," or is "recognised for their particular landscape, townspace.....character" which in the case of the immediate locality and neighbourhood of Clyne is not evident, and thus the particular design proposed within this application is argued as otherwise adjudged as acceptable, at Section 6 below.

4.1.3 Paragraph 3.16 goes on to indicate to Local Planning Authorities that *they "should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."*

Communities”, the proposal supports the delivery of a sustainable, healthy and cohesive community by promoting development within an appropriate area. As the site lies within the defined settlement limits, the principle of residential development is accepted, contributing to the efficient use of land and supporting the vitality of the local community. Furthermore, the development does not encroach upon the open countryside and therefore aligns with the policy objective of resisting inappropriate development outside settlement boundaries.

Policy BE1 – Design

- 4.2.5 This outline application for a new dwelling in Clyne demonstrates compliance with Policy BE1 – “Design” of the LDP, by establishing the principle of a high-quality, context-sensitive development. While specific design elements will be addressed at the reserved matters stage, the proposal shows that the site can accommodate a dwelling that respects the character and appearance of the surrounding area in terms of siting, scale, and form. The plot is well-related to existing built development and topography, and its development would not result in any unacceptable impact on local amenity or highway safety. The site layout can be designed to incorporate appropriate landscaping, safeguard ecological connectivity, and ensure inclusive access, while promoting safe, attractive living environments. The proposal makes efficient use of land within the defined settlement limits and offers the potential for a sustainable design that aligns with the principles of resource efficiency, good connectivity, and environmental responsiveness

Policy TR 2 – Design and Access of New Development

- 4.2.6 The proposed development complies with the objectives of Policy TR2 – “Design and Access of New Development”, by demonstrating that safe and efficient access can be achieved without compromising the local highway network. While access details will be confirmed at the reserved matters stage, the indicative layout shows that appropriate site access can be provided to accommodate the safe manoeuvring of vehicles, including service and emergency vehicles. Given the modest scale of the development, it will not result in significant traffic generation or adversely impact highway safety. The site is situated within an established settlement with access to existing pedestrian routes and is reasonably well located in relation to local transport networks, supporting access by a range of travel modes. Provision for off-street parking and cycle storage can be incorporated into the final design to ensure compliance with parking standards and sustainable transport objectives. Moreover, the site layout plan illustrates that the existing house at No. 5 is also provided with sufficient off-road car parking.

Policy EN 7 – Important Natural Features

- 4.2.7 The proposal acknowledges the presence of existing conifer trees on the site and takes into account the need to balance development with the retention of natural features, in accordance with local policy. While a number of conifers will need to be felled to facilitate the proposed dwelling, this has been kept to a minimum, and the overall design will seek to retain a proportion of these trees wherever feasible. At the reserved matters stage, the layout will be designed to integrate retained trees and incorporate new landscaping to soften the visual impact of the development and maintain ecological value. Where removal is unavoidable, appropriate mitigation measures—such as replanting with native or more ecologically valuable species—can be implemented to enhance biodiversity and ensure the visual and environmental character of the site is respected.

5.0 SUSTAINABILITY

5.1 Public Bus & Rail Connections

The site at Bryn Golwg lies in close proximity to the **Clyne Post Office, Ynys-Yr-Afon and Clyne Care Home bus stops**, with the **55, X5, and X7 Services** operating from the aforementioned stops shown in Figure 6 below.

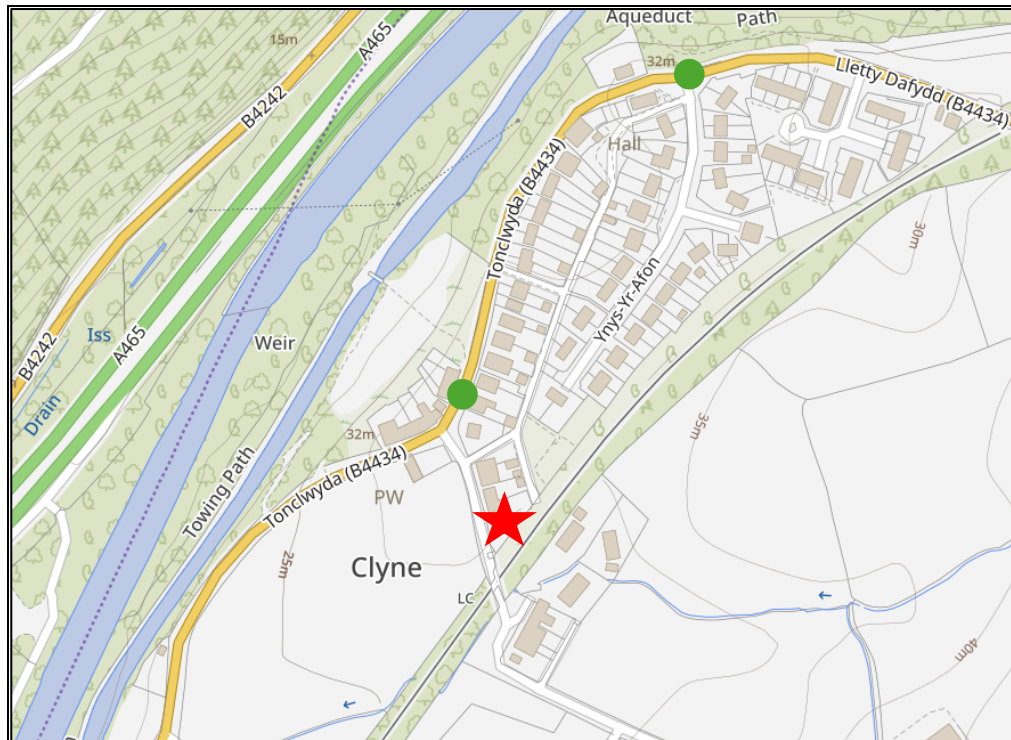


Figure 6 – Location of Public Bus Stops Near 5 Bryn Golwg

5.2 The **55, X5, and X7 bus services** operate daily to locations such as Glynneath, Neath, Swansea and beyond.

5.3 Cycling & Walking

National Cycle Routes 46 (Bromsgrove to Neath) and 47 (Newport to Fishguard) are accessible in under 30 minutes by bicycle from the site. Cyclists would also be able to alight/board trains at Neath, Skewen and Burry Port, and cycle to the site in less than 30 minutes. Figure 7 reveals a 30-minute cycle time from the site, where it is noted

that the community facilities of Tonna, Neath, Resolven and Skewen to name just a few, are all accessible, while Figure 8 shows the close proximity to **NCN 46 and 47**.



Figure 7 – 30 Minutes Cycle Time from Application Site

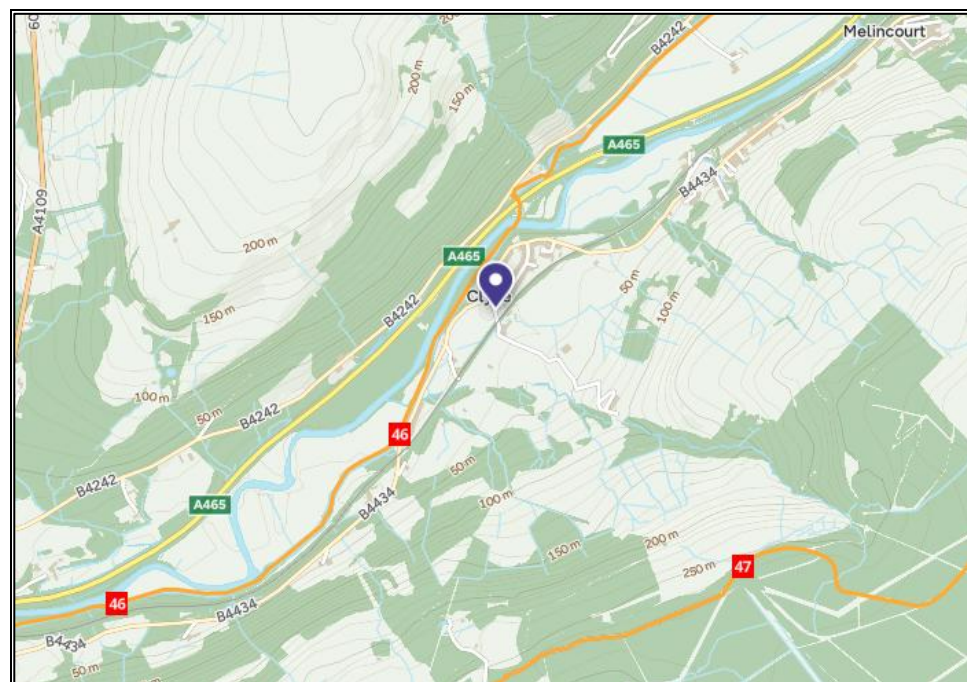


Figure 8 – National Cycle Network Map

- 5.4 Walking facilities are well established about the site, not least due to the highly pedestrianised nature of Clyne and the nearby Canal network. A play area and sports facility are also in close proximity to the site, with various footpaths also located in the vicinity. Figure 9 below illustrates the towns and villages that are accessible on foot in under 25 minutes.

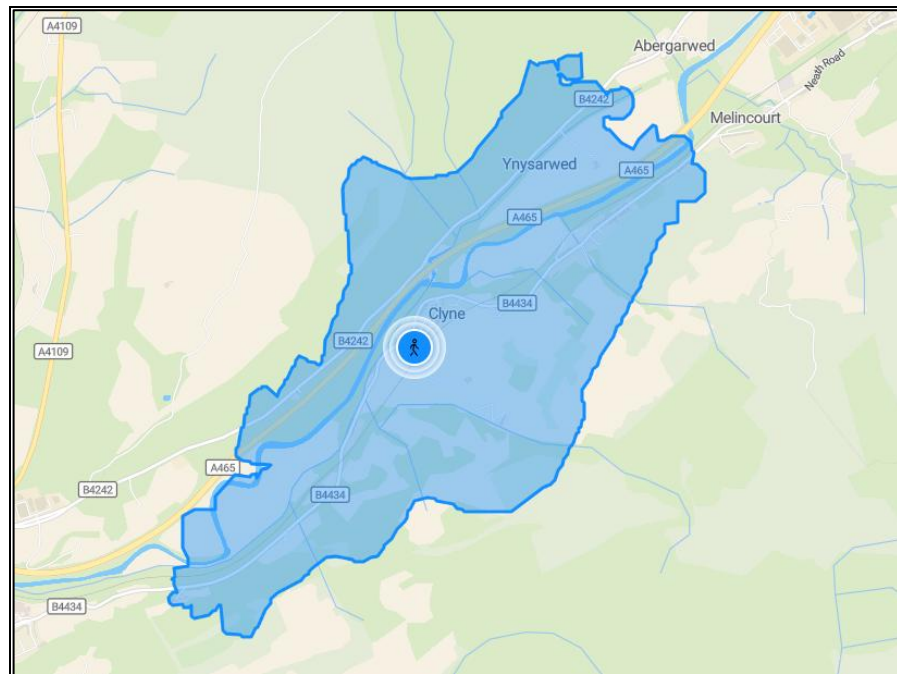


Figure 9 – 25 Minutes Walking Distance from Application Site

6.0 CONCLUSION

- 6.1 The proposed development seeks to make efficient use of land within the defined settlement limits of Clyne, by introducing a sensitively scaled residential dwelling that aligns with both the character of the surrounding area and the strategic aims of the Neath Port Talbot Local Development Plan.
- 6.2 The proposal demonstrates that the site can accommodate a well-designed, sustainable home without adverse impact on local amenity, highway safety, or natural features. While some conifer trees will be removed to enable development, appropriate mitigation and retention measures will ensure the visual and ecological value of the site is maintained or enhanced. The outline nature of this application allows key design principles to be secured, while enabling detailed matters to be addressed at a later stage.
- 6.3 Overall, the proposal is considered to fully comply with the relevant policies of the LDP and represents an appropriate and sustainable form of residential development that contributes positively to the local housing supply within an established settlement.
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