# Planning Statement
# 2 Lletty Nedd
# Neath

Date: February 2025

## 1.0 PLANNING STATEMENT 2 LLETTY NEDD, NEATH

An initial enquiry was submitted to NPTCBC to consider whether the subject property could be converted into 3/4 separate residential units.

The proposed application is for the change of use of the former retail use on the ground floor to residential and creation of new access to the existing first floor flat.

The Statement has been prepared to address the constraints of the proposals with regard to the NPTCBC Adopted Local Development Plan.

The proposals seek to redevelop an existing building to reintroduce the building back into a beneficial use. The existing first floor flat is being adapted to provide a modern self-contained unit whilst the existing ground floor is being converted into a separate self contained flat to replace the existing redundant use.

The external alterations are minimal and are sympathetic to the existing features of the building with the existing entrance being utilised to maintain the existing street scene.

## 2.0 SITE ANALYSIS

### 2.1 Access

Pedestrian access to the ground floor flat will be directly off Lletty Nedd, utilising the existing entrance to maintain the existing street scene. The existing first floor flat will be accessed via the rear right of way.

### 2.2 Boundaries

The dwelling takes up almost the entire plot area with a small forecourt to provide biodiversity enhancement. Access to the rear of the property, bin stores, bike store etc. is via an existing right of way shared between the adjoining properties.

### 2.3 Site features

The area of the site is site area is approximately 0.012 ha including the access points to the site. Rear access is through a shared right of way (shaded blue on drawing ref A-24/07)

### 2.4 Topography

The site is level with no physical barriers to development.

### 2.5 Constraints and Opportunities

The proposals seek to reintroduce and an under utilised building back into a beneficial use with good access to all existing main drainage and services in accordance with Planning Policy Wales and TAN 22: Planning for Sustainable Buildings.

## 3.0 PLANNING HISTORY & CONTEXT

**History**

An application was approved in December 2012 to convert the existing ground floor retail unit and existing first floor flat into one 2 bedroom property. Ref P2012/1009 dated 18th December 2012.

Prior to this 1 Lletty Nedd was granted approval to convert the single dwelling into 2 self-contained flats to provide a 1 bed 2person flat on the ground floor and a 2 bed 4 person maisonette to the first and second floors. Ref 09/1049.

**Planning Context**

The scheme has been considered against the requirements contained in the Neath Port Talbot County Borough Council Local Development Plan (2011-2016) Adopted January 2016.

In order for the LDP to develop a vision and strategy for the future, a significant amount of evidence gathering and an extensive programme of community involvement and consultation has been undertaken to establish the key issues and challenges currently facing the area. This evidence gathering has led to the identification of a number of specific key issues which the LDP will need to address.

KI 5 and KI 6 identified a lack of suitable accommodation within the county. The proposal seek to reintroduce an existing flat and to add to the existing housing stock.

In addition the relevant overarching policies considered in the proposals include:

- SP15 Biodiversity and Geodiversity
- SP20 Transport Network
- SC1 Settlement limits
- SC2 Protection of Existing Community Facilities
- BE1 Design

The context in relation to this application in addition to the Key Issues identified above relate to:

- Policy SC 2 Protection of Existing Community Facilities

- Any proposals which would result in the loss of an important existing community facility will only be permitted where it can be demonstrated that:

    - 1. The facility is surplus to requirements;

    or

    - 2. The existing use is no longer viable.

The ground floor has not been used as a shop for many years and it is apparent from an online search on the history in Google Maps that the property has not been used as a commercial enterprise since at least 2008.

An online search indicates there are already several convenience stores and Supermarkets within a short walking distance.

**CONVENIENCE STORES**

| | | |
|---|---|---|
| ◊ | Gill's Stores | 145 yards |
| ◊ | YMCA Neath (Community Kitchen / Fair Share Pantry) | 175 yards |
| ◊ | Daffodil Bach | 0.1 miles |
| ◊ | Morrisons Daily Neath/ Neath Castle Street Service Station | 0.3 miles |
| ◊ | B&M Retail Ltd | 0.3 miles |
| ◊ | Treats | 0.3 miles |
| ◊ | Rosa's Bakery & Shop | 0.3 miles |
| ◊ | Greggs PLC | 0.4 miles |

**SUPERMARKETS**

| | | |
|---|---|---|
| ◊ | Iceland Frozen Foods Ltd | 0.3 miles |
| ◊ | Wm Morrison Supermarkets Ltd | 0.4 miles |
| ◊ | Lidl | 0.5 miles |
| ◊ | Aldi Stores Limited | 0.9 miles |
| ◊ | Tesco | 1.0 miles |
| ◊ | Lidl Foodstore | 1.0 miles |

The location benefits of good easy access to the public transport infrastructure. The proximity of the main access points are listed below.

| | |
|---|---|
| Neath Train Station | 0.54 miles |
| **Bus stops** | |
| ◊ Leonard Street | 0.2 miles |
| ◊ Gnoll Park Road | 0.1 miles |
| ◊ Digby Road | 0.12 miles |

The property was marketed by Peter Alan from 29th September 2023 and they have confirmed that there were viewings of the property but no offers were received and the agents only received feedback from one viewer who advised the property was far too small from them as a viable commercial use.
The only offer received was from the applicant which was subsequently accepted. An extract of the email received from Peter Alan Estate Agents is appended as Appendix 1.

Further enquiries were made of the previous owner who was unable to confirm when the last commercial use existed however they did confirm that the property had not been used as a shop for the last 10 years and had not been a shop for at least 5 years prior to that. As a consequence there are no accounts available for the property. An extract of the email dated 10th February is appended in Appendix 2.

The condition of the property, together with specific issues in respect to the tenure has resulted in the property being unused, both as a commercial and residential use for several years. The application approved in September 2012 was not commenced and allowed to lapse.

The inability to regenerate the property into a viable use has resulted in the building laying dormant and the proposals would reintroduce the building back into its only feasible use to further enhance and regenerate the area.

## 4.0 HIGHWAY SAFETY

The existing building does not have any provision for off road parking however the existing uses will generate traffic to serve the properties.

Taking the requirements contained in NPT Parking Standards the existing uses would require:

| | |
|---|---|
| Existing | |
| First floor flat | 1 space per bedroom = 2 spaces |
| | 1 visitor space per 5 units |
| Ground floor retail | 1 commercial space and 1 non-operational space |
| Total | 4 spaces plus 1 visitor space per 5 units |
| Proposed | |
| First floor flat | 1 space per bedroom = 2 spaces |
| | 1 visitor space per 5 units |
| Ground floor | 1 space per bedroom |
| | 1 visitor space per 5 units |
| Total | 3 spaces plus 1 visitor space per 5 units |

Resulting in a net reduction of 1 space.

## 5.0 ECOLOGY

Ecological enhancement measures and a Biodiversity Net Gain has been incorporated into the scheme as identified in the Green Infrastructure Statement.

## 6.0 FLOOD RISK

The NRW Flood Map indicated the site is not affected by flood risk from Rivers and Sea or Surface water and Small Watercourses

## 5.0 CONCLUSION

The proposal seek to reintroduce an under utilised building back into a beneficial use to support the sustainability of the area and has demonstrated that the existing commercial use has in effect been abandoned over a period of many years with no possibility of it being feasibly developed into a new commercial enterprise.

## 6.0 APPENDICES

Appendix 1 - Email extract dated 14th February 2025

RE: 2 Lletty Nedd

From: Erin Thomas (erin.thomas@peteralan.co.uk)
To: stephencjones@ymail.com
Date: Friday, 14 February 2025 at 17:15 GMT

Hi Stephen,

Of course, I will try and help as much as possible.

The property was marketed by us on the 29th of September 2023. We did multiple viewings at the property however we only received feed from one person regarding the commercial side of the property. This viewing was back in October 2023 and the potential buyer found the commercial unit would be far too small for them.

As far as I'm aware we only had the one offer from Mr Mostafa which was accepted.

Hope this helps.

Kind regards,

**Erin Thomas** | Sales Negotiator
41 Alfred Street, Neath, West Glamorgan, SA11 1EH
Tel: 01639 635115
Email: neath@peteralan.co.uk
Web: www.peteralan.co.uk

Appendix 2 - Email extract dated 10th February 2025

On 10 Feb 2025, at 10:54, Erin Thomas <Erin.Thomas@peteralan.co.uk> wrote:

Good morning, Mostafa,

I have emailed the previous owner on the property to see when the property was last used as commercial and have received the following details.

'I am not able to give an exact answer to your question. When I bought the property, about ten years ago, it had not been a shop for at least five years, possibly a lot longer. The downstairs part of the property, which consisted of a small shop and two large storage areas, continued to be liable for commercial property tax, and the upstairs part was residential, throughout the time I owned it.

I was told though that it could be delisted for rates because it is not in a condition to be occupied, if that is of any help.'

Hope this helps with regards to your query. Any further questions please don't hesitate to get back to me.

Kind regards,

**Erin Thomas** | Sales Negotiator
41 Alfred Street, Neath, West Glamorgan, SA11 1EH
Tel: 01639 635115
Email: neath@peteralan.co.uk
Web: www.peteralan.co.uk

Appendix 3 - Marketing Particulars

barnard marcus

**18th October 2023**
starts 09:15 AM at Grand Connaught Rooms

## 2, Lletty Nedd, NEATH, West Glamorgan, SA11 3HH

sold after

**0**

Tenure: Freehold

This property is being dealt by All Wales Auctions, for any enquiries please call 0800 905 905 or by email: southwales@allwalesauction.com

Viewing is highly recommended
Close to local amenities

Location:
Situated in a well-established residential location but within close proximity to Neath town centre. With the M4 less than 5 miles away.

Council Tax Band: A

Description:
A former commercial property with accommodation above. Internally the premises comprises of two rooms to the ground floor. To the

first floor there is a lounge, kitchen, bathroom, wc and two bedrooms.

Tenure:
Freehold

Agents Note:
Cash buyers only
Flying freehold

To view:
Viewings by appointment only with Peter Alan Ltd. Tel: 01639 635115

Important Notice:
For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

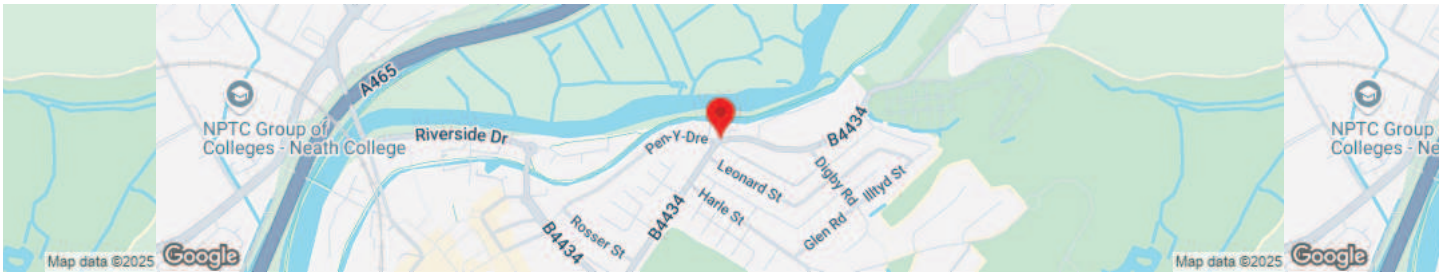
The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**Council Tax Band: A**




Lot location is based upon nearest property postcode only. Actual location of property being sold may differ.

lot infomation last updated: **5th April 2024** at **10:46 AM**

**guide prices** *

Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

**plus fees** **

In addition to the 'Hammer Price' there is also a Contract Documentation Charge of £1,500 inclusive of VAT. On some lots the seller may require a contribution towards costs, these will be detailed in the special conditions of sale within the legal pack. If you have any questions please contact us.