



PLANNING STATEMENT

**Conversion of an Outbuilding
to a Single Tourism Accommodation Unit
at The Rise, Glyncastle, Resolven, Neath, SA11 4NW**

**On behalf of
Mr Davies**

Our Ref: 1818.a

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1.0 INTRODUCTION

1.1 Evans Banks Planning has been instructed by Mr Davies (the Applicant) to prepare a Planning Statement for the conversion of an outbuilding to provide a single tourism accommodation unit at The Rise, Glyncastle, Resolven, Neath, SA11 4NW. 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 application relates to an existing outbuilding, thought to have originally been a cart house. The front elevation features a wide timber door and two small window openings with timber frames, as shown in Photograph 1 below.



Photograph 1

- 2.1.2 Figure 1 below displays the site location plan for the application site.

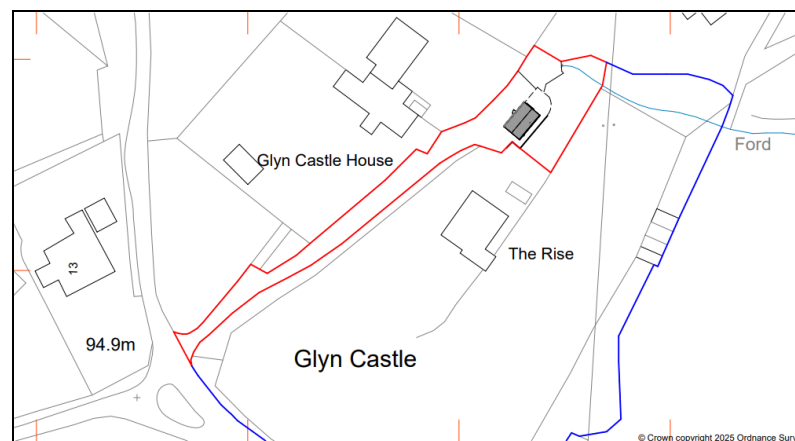


Figure 1

2.1.3 Photographs 2 – 5 below display all elevations of the existing building.



Photograph 2



Photograph 3



Photograph 4



Photograph 5

2.1.4 The site consists of a traditional stone-built, two-storey outbuilding. The building is modest in size and is of simple rectangular form with solid stone walls and a pitched roof covered in slate. The building has several openings on each of its elevations. Photograph 6 displays a closer view of the building's slate roof and stone walls.



Photograph 6

- 2.1.5 The building's walls and roof appear structurally sound and in relatively good condition, although the external stonework shows signs of weathering and the timber elements, including doors and windows, are in need of repair.
- 2.1.6 Internally, the building comprises a single open space, currently used for general storage purposes. Photographs 7 – 10 below show each of the internal elevations.



Photograph 7



Photograph 8



Photograph 9



Photograph 10

- 2.1.7 As illustrated by the photographs above, the internal stone walls are generally intact and in sound condition. However, the southwestern elevation, shown in Photograph 7, appears to have undergone some maintenance or repair works, including the use of concrete blocks and mixed brickwork.
- 2.1.8 Notably, although the building is a two-storey structure, there is currently no internal access to the first floor. There are no stairs, and the ceiling is fully enclosed. The only potential access point is the first-floor doorway on the northeast elevation; however, no external steps or platform currently lead up to it.

2.2 THE SURROUNDING AREA

- 2.2.1 Externally, to the front of the outbuilding is a mixture of gravel and hardstanding, leading onto a shared access track, as displayed in Photograph 11 below.

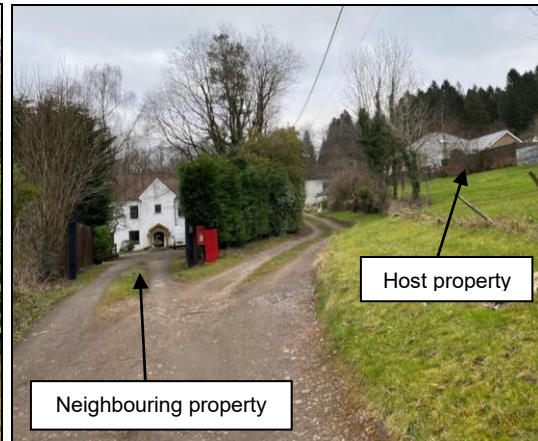


Photograph 11

- 2.2.2 As can be seen in Photograph 11 above, northeast of the outbuilding is a neighbouring property, which is a large, modern building finished in light render. The surrounding area is largely vegetated, with mature trees and natural landscaping enclosing the site. Adjacent to the southwestern elevation of the outbuilding is an area of hardstanding, suitable for use as dedicated parking and/or a turning space.
- 2.2.3 The access track extends approximately 100 metres to the southwest of the outbuilding, connecting with the adjoining Tan-y-Rhiw Road. Photograph 12 below illustrates the view along the access track as seen from the outbuilding, while Photograph 13 provides a view of the same track as approached from Tan-y-Rhiw Road.



Photograph 12



Photograph 13

2.2.4 As illustrated in Photographs 12 and 13 above, the access track leading to the building is well screened from the adjacent properties by mature hedgerows and surrounding vegetation.

2.2.5 Figure 2 below presents a Google Earth aerial image of the surrounding area, captured in April 2021. The building and host dwelling are clearly highlighted, along with the location of the adjacent properties that share the access track, providing context to the site's immediate setting.

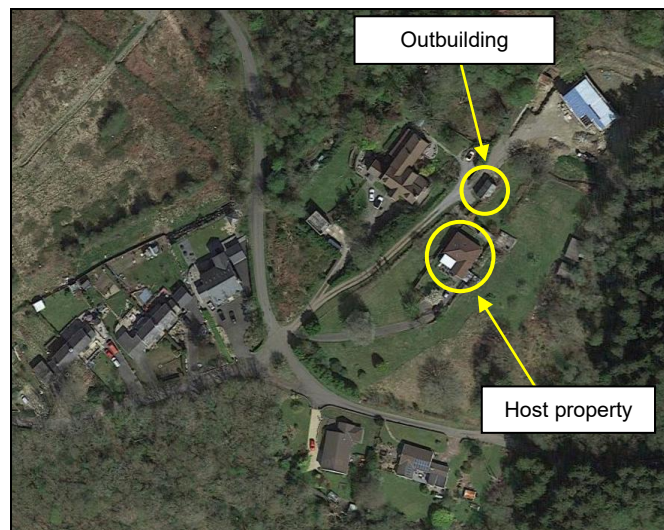


Figure 2

2.2.6 Photographs 14 and 15 below show views of the adjoining Tan-y-Rhiw Road as seen from the access track. The images demonstrate the good visibility in both directions along the highway and highlights the presence of other nearby residential properties.



Photograph 14



Photograph 15

2.2.7 The application site is located within the village of Resolven, in Neath. While several residential properties are situated in close proximity to the site, the village centre of Resolven lies approximately half a mile away. The village benefits from a broad range of community facilities and local services, including a market, a social club, two churches, a primary school, a convenience store, and a public park. Resolven is also well served by public transport, with regular bus services providing connections to larger nearby settlements such as Swansea, Neath, and Glynneath, where a wider range of facilities and services can be accessed.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

2.3.1 As a result of the local context and the aspirations of the Applicant for the property, the following design principles and parameters influenced the design of the proposal subject of this planning application:

- **Scale** – The development retains the existing modest scale of the building.
- **Design** – The design seeks to sensitively convert the existing building by preserving its traditional character and materials, while introducing subtle, contemporary features that improve usability and visual appeal.
- **Access** – The existing access from Tan-y-Rhiw Road is to be retained without modification, ensuring the proposal integrates with the current infrastructure and minimises disruption.
- **Drainage** – A new foul and surface water drainage system will be installed, fully compliant with relevant local planning policy and national drainage standards.
- **Biodiversity** – The proposal includes measures to enhance and support local biodiversity through the installation of a bat roosting box, bat access features, a bird nesting box and two swallow nest cups at the site.

3.0 THE PROPOSED DEVELOPMENT

3.0.1 The proposal seeks full planning permission for the conversion of an outbuilding into a single tourism accommodation unit. The building has been unused for several years, prompting the application. Various alternative uses were explored; however, due to the building's limited size, it is considered that the most appropriate use would be as a tourism accommodation unit, as it is not large enough to serve as a permanent residence.

3.1 THE EXISTING OUTBUILDING

3.1.1 Figure 3 below displays the existing elevation plans of the building, which measures 23 square metres.

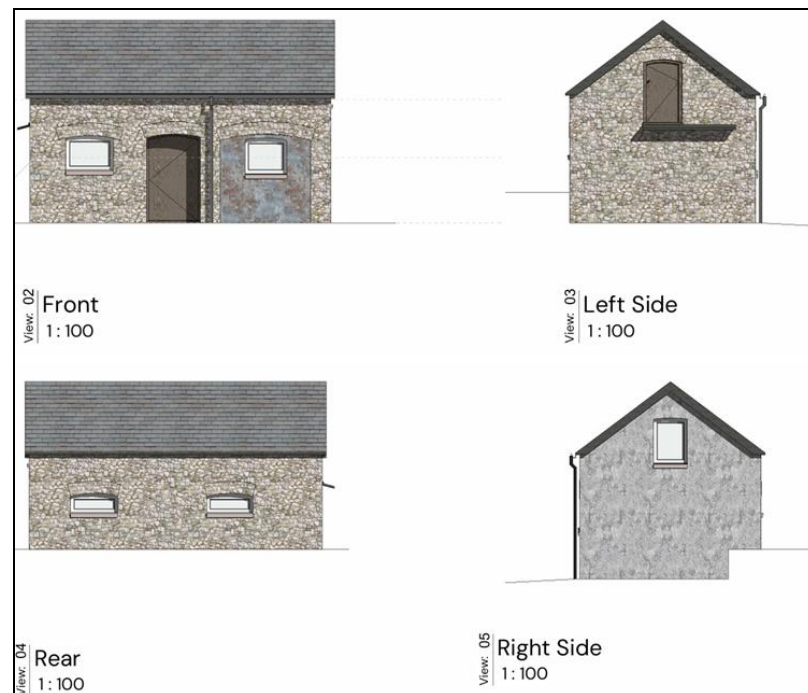


Figure 3

3.1.2 As can be seen in Figure 3 above, the existing building is a modest, traditional two-storey stone structure with a pitched slate roof. The front elevation includes a rectangular door with two small windows either side. A former access point, now

infilled, is visible to the right of the existing door, indicated by exposed brickwork shown in Figure 3. The left (northeast) elevation contains a single first-floor doorway, likely associated with historic agricultural use. The rear elevation includes two small windows. In contrast to the exposed stonework on the other sides, the right (southwest) elevation is finished in plasterwork, suggesting past modification or repair, and includes a single first-floor window.

3.1.3 Figures 4 and 5 below display 3D illustrations of the existing building.



Figure 4



Figure 5

3.1.4 The existing ground floor plan of the building is shown in Figure 6 below.

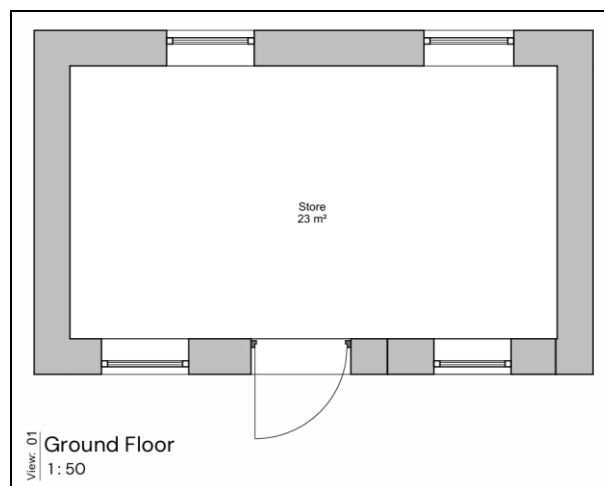


Figure 6

3.1.5 Figure 7 below presents the existing roof plan of the building, highlighting its traditional slate roofing.



Figure 7

3.1.6 The proposal seeks to convert the existing building into a self-contained tourism unit. The intention is to bring the building back into viable use in a way that supports the local economy while preserving its original character. The design approach prioritises the retention of the outbuilding's character, ensuring that its traditional form and materials are preserved and sensitively enhanced. The following sections set out the proposed design, layout, and scale of the conversion in greater detail.

3.2 GENERAL SCALE

3.2.1 This proposal relates solely to the change of use of the application building. As part of the conversion, only minor alterations to its scale are proposed. Further details provided in the following sections.

3.3 EXTERNAL FINISHES AND MATERIALS

3.3.1 The proposed scheme seeks to convert the existing building into a tourism unit while retaining and enhancing its character. Figure 8 below shows the proposed elevation plans of the building, detailing the intended external finishes and materials.



Figure 8

3.3.2 As illustrated by Figure 8 above, the building's existing stonework has been largely preserved. The scheme reinstates the original entrance – which previously featured damaged brick – by replacing it with a glazed door in a dark grey frame with two small windows, surrounded by horizontal live edge wood cladding. This approach not only restores a key original feature but also enhances natural light and introduces a subtle contemporary element to the elevation. The current means of access to the outbuilding has been replaced with a small window matching the existing window to the left-hand side of the front elevation, both featuring a dark grey frame. Finally, a rooflight also featuring a dark grey frame has been added to provide natural light to the first floor, all designed to remain in keeping with the building's traditional character.

3.3.3 The left (northeast) elevation retains the first-floor doorway, which has now been repurposed as a window featuring a dark grey frame – preserving the building's character while adding natural light to the interior.

3.3.4 The rear elevation remains largely unaltered, apart from the replacement of the right-hand window with a glazed rear door. This alteration improves natural light within the

interior while maintaining the proportions and overall character of the original building.

3.3.5 The existing right (southwest) elevation, currently characterised by unsightly, damaged plasterwork from earlier alterations, will be upgraded with horizontal live edge wood cladding. This will improve visual coherence across the building and replace the rough, inconsistent finish. Additionally, the existing window will be upgraded with a new unit featuring dark grey frames, which complements the proposed modern aesthetic while remaining sympathetic to the outbuilding's character.

3.3.6 Overall, the proposed development provides a sensitive conversion that respects the building's historic form while delivering a high standard of design suitable for modern tourism use.

3.4 INTERNAL DESIGN AND LAYOUT

3.4.1 Figure 9 below displays the proposed ground floor plan which includes an open plan living room, kitchen, and dining room measuring 19 square metres, a bathroom measuring 4 square metres, and an exterior hot tub to the left of the unit.

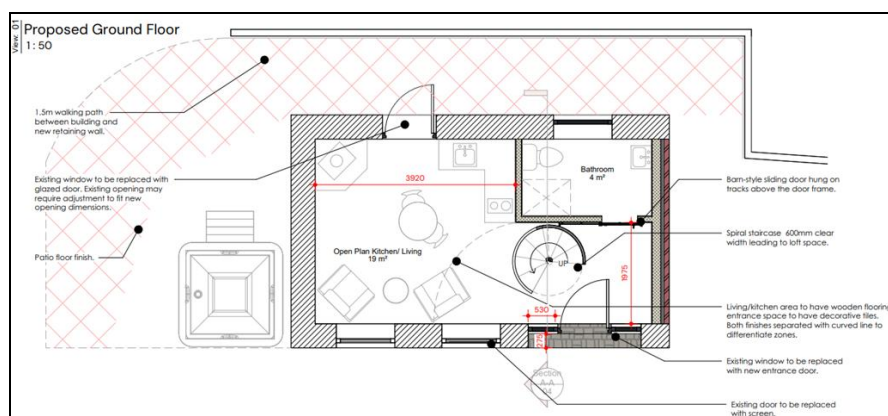


Figure 9

3.4.2 As shown in Figure 9, the main entrance is located on the right-hand side of the front elevation. Internally, the entrance area is to be finished with decorative tiles, while the

open-plan living/kitchen space will have wooden flooring. A curved line between these finishes will define the transition between zones. The bathroom, located in the top left corner of the ground floor, includes a shower, toilet, and sink. Opposite the entrance, a spiral staircase provides access to the first-floor mezzanine.

- 3.4.3 The first-floor layout, shown in Figure 10, features a mezzanine bedroom measuring 17 square metres.

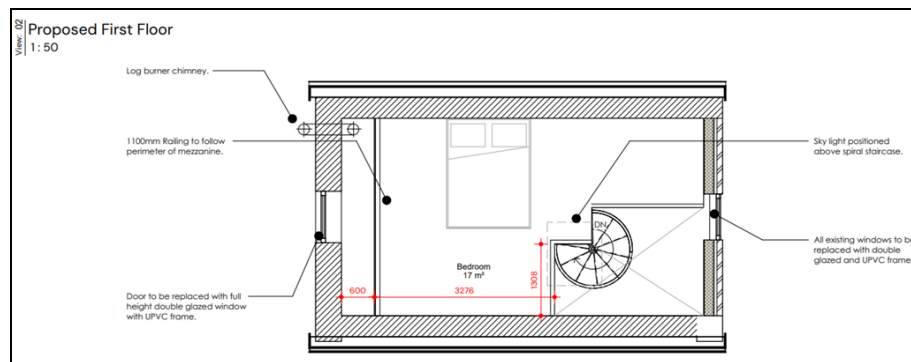


Figure 10

- 3.4.4 The spiral staircase leads directly to the bedroom mezzanine. A rooflight positioned above the stairs provides natural light to the space. A railing runs along the left side of the mezzanine, bordering the stairwell and ensuring both safety and openness.

3.5 ACCESS AND PARKING

- 3.5.1 The proposal does not involve any changes to the existing access point from the adjoining public highway (Tan-y-Rhiw Road). Parking for the converted building will be provided immediately adjacent to its southwestern elevation, within an existing flat, hard-surfaced area that is currently unused. Figure 11 below illustrates the proposed parking arrangement for the unit.

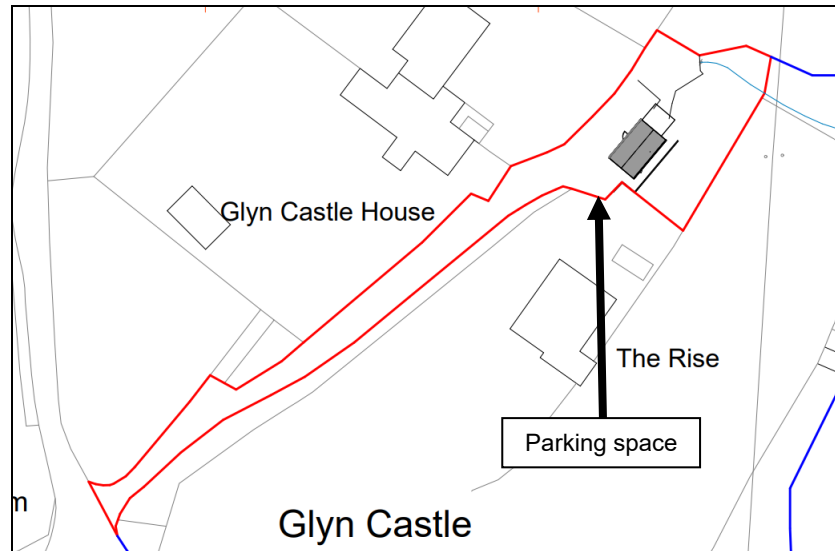


Figure 11

3.6 LANDSCAPING AND BOUNDARY TREATMENTS

- 3.6.1 The area of raised land directly behind the building will be levelled to create a 1.5-metre-wide walking path between the rear elevation and a new retaining wall. This will provide a small, usable outdoor area to the rear of the building, giving occupants a private, practical space immediately outside the outbuilding.
- 3.6.2 In terms of boundary treatments, the new retaining wall will act as a functional and visual boundary to the rear of the unit, enclosing this modest outdoor space. Beyond this, no formal boundaries are proposed, as the development relates solely to the conversion of the existing building. The building itself therefore defines the extent of the site and acts as the primary boundary for the purposes of the proposal. This reflects the minimal scale of the development and its low impact on the surrounding landscape.

3.7 DRAINAGE

- 3.7.1 All foul and surface water drainage associated with the development will be designed and implemented in accordance with relevant local planning policies and drainage regulations, ensuring that the scheme complies with current standards and does not adversely impact the surrounding environment.

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- 3.7.2 Surface water will be managed as existing, while foul water will be disposed of via a new connection to the existing system serving the existing property. Further information regarding the proposed foul and surface water regime are available in the Existing & Proposed Drainage Regime Site Plans.

3.8 BIODIVERSITY

- 3.8.1 The proposal aims to support and enhance local biodiversity by installation of a bat roosting box, bat access features, a bird nesting box and two swallow nest cups at the site. These measures will provide a suitable habitat for local wildlife, contributing to the conservation of species commonly found in the area. The installations will be carefully positioned to minimise disruption to the building's structure while maximising ecological benefits.
- 3.8.2 More details regarding biodiversity mitigation and enhancement measures can be found in the accompanying 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 positioned is the *Neath Port Talbot Local Development Plan* (LDP). It is therefore the policies of this document that have been referred to in the preparation of the proposal subject of the planning application in question, including the following:

- **SC1** – Settlement Limits
- **EN2** – Special Landscape Areas
- **EN5** – Conversion and Extension to Existing Buildings in the Countryside
- **TO1** – Tourism Development in the Countryside

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 SC1 – SETTLEMENT LIMITS

4.1.1 Policy SC1 sets out the framework for assessing proposals both within and outside defined settlement limits. While the application site is located outside the defined settlement boundary of Resolven, the policy provides clear exceptions where development may be considered acceptable in principle.

4.1.2 The proposed conversion of the outbuilding into a small-scale holiday accommodation unit is consistent with SC1, Criterion 3, which permits the suitable conversion of existing buildings outside settlement limits. The building is a long-standing, permanent structure of traditional design that is capable of conversion without substantial reconstruction. The proposed works retain its form, massing and character while delivering a viable re-use that contributes to local economic activity. As such, the proposal meets the exception criteria outlined in SC1 and is considered acceptable in principle under the policy.

4.2 POLICY EN2 – SPECIAL LANDSCAPE AREAS

- 4.2.1 Policy EN2 seeks to protect areas of high landscape value by designating Special Landscape Areas (SLAs), aiming to preserve their distinctive natural features, scenic beauty, and contribution to the local environment's character. The application site is located within a designated SLA, meaning that the proposed development must demonstrate it will not cause significant harm to the landscape features and qualities that define the area.
- 4.2.2 The proposal has been thoughtfully designed to minimise any potential impact on the SLA, ensuring that the conversion of the outbuilding into a tourism accommodation unit does not detract from the site's natural beauty. With minimal external alterations, the development retains the visual integrity of the existing structure. The design has avoided unnecessary modifications that could intrude upon the surrounding landscape, preserving the site's overall rural character.
- 4.2.3 Regarding visual impact, the development has been carefully crafted to respect and blend with the surrounding landscape. The building's traditional form is preserved, and the materials used for the conversion, including stonework and timber cladding, are sympathetic to the local architecture and rural environment. Additionally, the development retains the existing modest scale of the outbuilding as there is no extension proposed, ensuring that the building does not dominate or disrupt the aesthetic harmony of the landscape.
- 4.2.4 The proposal also includes measures to enhance local biodiversity, such as the installation of a bat roosting box, bat access features, a bird nesting box and two swallow nest cups at the site. These initiatives not only mitigate potential impacts on local wildlife but also contribute positively to the ecological value of the site. This aligns with the policy goal of maintaining the ecological integrity of SLAs, ensuring that the development fosters a balanced relationship with the surrounding natural environment.

- 4.2.5 By maintaining the form and materials of the original building, ensuring that new additions are in keeping with the rural setting, and incorporating biodiversity enhancements, the proposal adheres to the objectives of Policy EN2. The development will not cause significant adverse effects on the landscape or its ecological qualities, thereby preserving the special characteristics that led to the designation of this SLA.

4.3 POLICY EN5 – CONVERSION AND EXTENSION OF EXISTING BUILDINGS IN THE COUNTRYSIDE

- 4.3.1 Policy EN5 supports the sensitive conversion and extension of suitable buildings in the countryside, providing a sustainable mechanism for reusing rural structures. The proposed scheme aligns fully with the key principles of this policy.
- 4.3.2 In accordance with Criterion 1, the existing outbuilding has been confirmed as structurally sound and capable of conversion without major external alteration or reconstruction. The design retains the original footprint and key architectural features of the building, including external wall materials and roof pitch.
- 4.3.3 While not a residential use, the proposal addresses the intent of Criterion 2, by demonstrating that the tourism use represents the most viable and sustainable reuse of the building, when compared to agricultural or commercial alternatives. Its small footprint makes it unsuitable for long-term residential use, while a tourism function provides a clear economic and community benefit.
- 4.3.4 The building also holds architectural and local heritage value, being a traditional stone outbuilding that contributes to the rural character of the area. The proposal enhances this value by reintroducing active use and long-term maintenance of the structure, thereby ensuring its retention and preventing deterioration.

4.4 POLICY TO1 – TOURISM DEVELOPMENT IN THE COUNTRYSIDE

- 4.4.1 Policy TO1 supports sustainable tourism proposals in the countryside where they meet specific criteria relating to viability, suitability of location, landscape impact and access. The current proposal meets all of these requirements.
- 4.4.2 With regard to Criterion 1, the proposed development offers a viable and economically sustainable tourism use that capitalises on the rural setting and character of the building. It responds to the growing demand for short-stay, self-catering accommodation in scenic countryside locations, while offering low-impact rural diversification.
- 4.4.3 In relation to Criterion 3, the proposal has been carefully designed to avoid adverse effects on landscape character, biodiversity, and local heritage. No significant external alterations are proposed, and all enhancements – including the installation of a bat roosting box, bat access features, a bird nesting box and two swallow nest cups at the site – have been integrated to promote net biodiversity gain.
- 4.4.4 Regarding Criterion 4, the site benefits from an existing vehicular access with minimal anticipated traffic generation, given the single-unit scale of the proposal. Adequate on-site parking is provided, and the access point connects to a quiet local road with good visibility, ensuring that highway safety and residential amenity are protected.

5.0 CONCLUSION

- 5.1 The application seeks full planning permission for the conversion of an existing outbuilding into a single tourism accommodation unit, with associated parking and external enhancements.
- 5.2 The re-use of redundant buildings for tourism purposes aligns with national and local planning policies aimed at supporting rural diversification and promoting sustainable development. Given the outbuilding's location within the village of Resolven, which offers access to local services and attractions, converting the building into a tourism accommodation unit is a logical and sustainable choice. The conversion will also support the local economy by offering a new tourism destination in a scenic, well-connected area.
- 5.3 The proposal involves minimal alterations to the existing structure, ensuring that the outbuilding's traditional character and architectural integrity are preserved. The external changes are modest and sympathetic to the surrounding landscape, with careful attention given to the building's integration into the environment. The proposed parking and access arrangements are in line with existing provisions and will not have an adverse impact on highway safety. The location's accessibility to public transport and the village's services will further reduce reliance on private vehicles, promoting sustainable travel.
- 5.4 In light of the above considerations and the alignment of the proposal with local planning policies, we respectfully request that planning permission be granted for the conversion of the outbuilding into a tourism accommodation unit.