



4th February 2026

Our Ref: 21.146

Mr Rhodri Griffiths
The Planning Department
Neath Port Talbot County Borough Council
The Quays
Baglan Energy Park
Neath
SA11 2GG

Dear Mr Griffiths,

FULL PLANNING APPLICATION

PROPOSED CONVERSION OF PARTIALLY CONSTRUCTED FOUR BEDROOM DWELLING HOUSES (PLOTS 2 AND 3 APPROVED UNDER P2021/0780) INTO 4 NO. ONE BEDROOM MAISONNETTES, FENESTRATION CHANGES AND ASSOCIATED WORKS

LAND AT PEARSON WAY, PENRHIWTYN, NEATH, SA11 2EJ

I write in relation to the above application, further to our recent communications. .

BACKGROUND

Planning permission was granted for the erection of eight dwellings under LPA Ref P2021/0780, subject to conditions. Applications to discharge associated conditions were made under LPA Refs P2022/0418 and P2022/0927, which were subsequently granted. Furthermore, S96a applications were made to secure minor changes to the approved scheme under LPA Refs P2022/0413, P2023/0395 and P2025/0114. These were again approved following the usual appraisal process. The approved scheme is in the process of being constructed.

An application was submitted in August 2025 for the conversion of two dwellings (plots 2 and 3) into 6 no. one bedroom units, after discussions were had with Codi (formerly Pobl) Registered Social Landlord. The scheme progressed through the appraisal process with no objections raised from any statutory consultees. Concerns were however raised by local residents, from which a feedback event was organised in December by both Wellspring and Codi to hear the neighbours' concerns first hand, and to explain the vision of the scheme to residents. Despite this, the scheme was subsequently called to committee by Local Councillor's. The reasons for this were mainly related to the objections received from residents concerning highways impact, parking, overdevelopment and the design.

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Notwithstanding the above, Officers had drafted a report which acknowledged the merits of the application, and indeed its valuable contribution to local housing need, and the proposal was due to be recommended for approval at the February planning committee.

Despite the recommendation for approval, and the scheme's compliance in planning terms, the applicant has decided to withdraw the application from committee agenda with a view to making some further changes. This is in direct response to residents' concerns, and in an effort to work with the local community and build a positive relationship with residents. As such, the proposal will be amended to reduce the number of units from six to four. This reduction will lower the overall density of the development and, as a result, further reduce any anticipated pressure on highways, parking, and local services.

SUBMISSION DOCUMENTS

To assist the consideration of this proposal, the following plans and documentation are amended:

ORIGINAL PLAN	AMENDED PLAN
Proposed site plan plots 2-3 - 1013-S4-P1	Proposed site layout plan plots 2-3 - 1013-S4-P5
Maisonette Types C, D and E - 3400-S4-P5	Maisonette Types C and D - 3401-S4-P1
Proposed Street Scene Elevation - 2101-S4-P2	Proposed Street Scene Elevation - 2101-S4-P3

SUMMARY OF PROPOSED CHANGES

The proposed amendments to the scheme mean the ground and first floor units would remain unchanged; however, the two lower ground floor units would be replaced with storage areas for bins and bikes of future residents.

As such, each house will now contain two maisonettes (Maisonette types C and D), which are to span the ground floor and first floor of the partially completed buildings. The maisonettes benefit from a pedestrian entrance formed at the front of the buildings, to the left (Maisonette D) and right (Maisonette C). The accommodation is such that the entrance hallways lead to a large open plan kitchen/lounge/dining room. A bathroom is also accessible from the main entrance hallway. The stairs lead to a bedroom and shower room on the first floors. Access from the ground floor kitchen/lounge also leads to an external terrace which provides for the private amenity needs of the units. The lower ground floor area consists of a storage area for bins and bikes, with access gained from the garden area to the rear of the properties. Moreover, the proposal will also benefit from six parking bays, providing one parking space per unit plus two visitor spaces, which is above parking requirements/ standards of the area.

A total of 2 less homes will be created in comparison to what was originally proposed by this application, which will result in a maximum population of 8 residents. As such, the impact on highways, parking, amenity, and on services is expected to be further reduced, resulting in a scheme which is both in-keeping with the area, responds directly to concerns raised by local residents, and which also makes a valuable contribution to meeting an identified local housing need.

It is also noted that the applicant would be accepting of any condition which would prevent the conversion of the lower ground floor bin/ bike stores into any additional bedrooms in the future.

CONCLUSION

In conclusion, the proposed amendments are minor in nature and have been made in direct response to concerns raised by local residents and councillors. The revised scheme raises no new technical or amenity

issues beyond those already assessed under the original application and remains fully compliant with relevant planning policies. Importantly, the scheme will continue to make a valuable contribution by providing much needed affordable housing to the area, whilst at the same time listening to, responding to and working with local residents in relation to their concerns.

I trust that I have provided sufficient information to allow you to process the application. Should you require any further information in the meantime, please let me know.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Nia Williams', enclosed within a circular flourish.

Nia Williams

Assistant Planner

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Enc.