



## **PLANNING STATEMENT**

### **RETENTION OF REAR GARDEN EXTENSION AND ASSOCIATED STRUCTURES AT 1B BROOMHILL, PORT TALBOT**

On behalf of  
Mr R Herbert

**Our Ref:** 1687.c  
**Date:** February 2026  
**Prepared by:** Jason Evans

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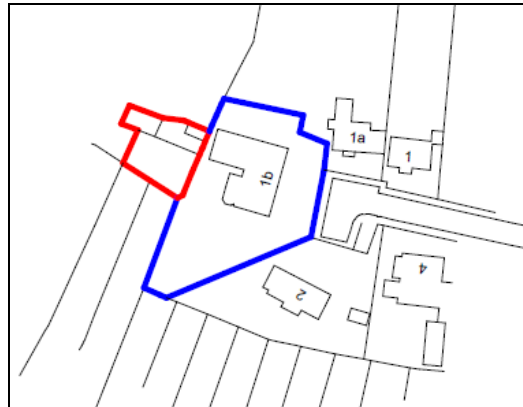
## 1.0 INTRODUCTION

- 1.1 Evans Banks Planning Ltd. has been instructed by Mr R Herbert (the Applicant) to prepare a full planning application for the retention of a rear garden extension with associated outbuildings and structures at 1B Broomhill, Port Talbot.
- 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 local planning policy

## 2.0 SITE DESCRIPTION

### 2.1 THE SITE

- 2.1.1 The application relates to an area of land directly to the rear (west) of the application property's dwelling, edged and circled red below.



**Plan A**



**Photograph 1**

- 2.1.2 The area in question is arranged over two levels, with a set of steps connecting the two, as illustrated in the photographs below.



**Photograph 2**



**Photograph 3**

2.1.3 The area contains a mix of hard and soft landscaping, as well three outbuildings in the form of two garden storage sheds and a greenhouse. The boundaries of the extended garden area are then defined by a mix of wooden fencing, domestic in appearance and style.

2.1.4 The area in question is accessed directly from the adjoining existing amenity space serving the Applicant's dwelling, at two levels, as illustrated below.



**Photograph 4**

2.1.5 As can be seen from the above and Photograph 1, the area of useable amenity space serving the dwelling is somewhat limited, which has led to the creation of the space subject of this current application.

## **2.2 THE SURROUNDING AREA**

2.2.1 In the immediate sense, the application site area is adjoined by residential curtilages directly to its south, as illustrated on Plan A. To the south east and north east then are further residential properties, many of which are constructed in a terraced fashion, as the aerial photograph from Google Earth illustrates below.



**Photograph 5**

2.2.2 As can be seen, all the gardens illustrated in Photograph 5 contain a mix of hard and soft landscaped areas. In addition, it should be noted that all gardens in the immediate and wider area are significantly larger than that of the existing application property.

2.2.3 To the north and west of the application site is land designated as 'Open Access Land' and includes a section of the Wales Coastal Path, clearly seen in the aerial photograph below.



**Photograph 6**

2.2.4 Notwithstanding the above, whilst much of the land may indeed be designated as Open Access Land, the physical ability for users to go beyond the Coastal Path is prevented by the land's topography and level of vegetation cover, as illustrated by the photograph below taken from the Path at an area directly to the north of the application site.



**Photograph 7**

2.2.5 In the wider sense, the application site lies on the northern edge of the greater urban area of Port Talbot.

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## 3.0 THE PROPOSED DEVELOPMENT

### 3.1 *Project Overview*

- 3.1.1 This application seeks permission for the retention of the change of use of land for the purposes of an extension to an existing domestic garden, together with associated structures and outbuildings.
- 3.1.2 The works have come about as a result of the Applicant's family's need for additional useable garden space for their growing young family. Whilst the property does include an area within its curtilage directly to the south of the dwelling, this is at a significantly lower level making it difficult to access, is steeply sloping and is also heavily vegetated with mature trees. As a result, it is not a conducive space for use for private amenity purposes.
- 3.1.3 As a result of the above, the Applicant approached the owners of the adjoining land (the application site) with regards to acquiring an element of it for the purposes of a garden extension. As can be seen from the accompanying letter from the land owners, they were happy to gift the land to them and this is now being formalised in legal terms.

### 3.2 *General Layout*

- 3.2.1 As can be seen from the accompanying drawings, the extent of additional garden has been largely steered by the extent of existing gardens directly to its south – with the boundary of the new amenity space largely being in line with these. Similarly, the topography of the surrounding area also then defining the extent and form of the new space that has been created. As a result, and in-line with the predominant character of surrounding and existing gardens in the locality, the new garden space has been terraced, as shown by the accompanying drawings.

### 3.3 *Means of Enclosure*

- 3.3.1 As detailed above, the proposed additional garden space will be enclosed by a mix of wooden garden fences, as illustrated on the accompanying topographical survey plan. The forms of enclosure therefore will either be a 2.4m solid close-boarded fence (Photograph 8) or a 1.2m wooden picket fence (Photograph 9), as illustrated below



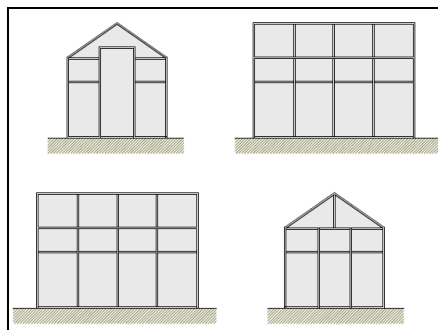
**Photograph 8**



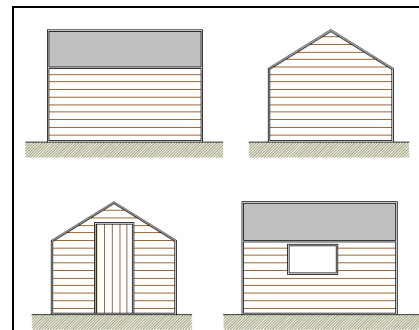
**Photograph 9**

### 3.4 *Outbuildings*

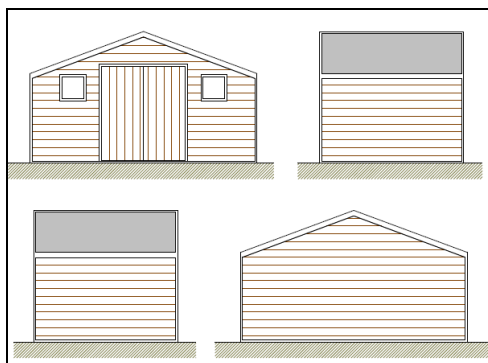
- 3.4.1 The retention of three outbuildings within the application site also forms part of this application submission, including a Glasshouse (Plan B) and two garden storage buildings (Plan C and Plan D)



**Plan B**



**Plan C**

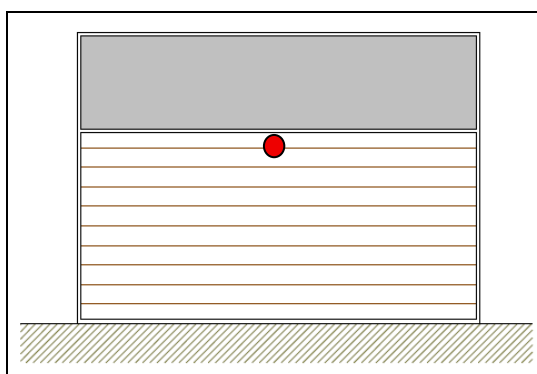


**Plan D**

3.4.2 As can be seen, all are of a scale that are typical of similar structures found in the immediate and wider area. In addition, their finishes again match those of the local palette for such structures.

### **3.5 Biodiversity**

3.5.1 We understand that prior to the works subject of this application being undertaken, the land in question had little value in biodiversity terms. However, in line with current statutory requirements, the proposal will include measures to increase the application site's biodiversity levels through the installation of a new bird box on the northern elevation of the garden storage building pictured in Plan C at the position indicated below by the red circle.



**Plan E**

3.5.2 In addition to the above, the application proposes the exclusion from use by the residential property of the area of curtilage to the south of the dwelling, edged green in Plan F below. Should planning permission be granted, this area of land – together with its existing trees – will then be left to ‘fallow’ in perpetuity.



**Plan F**

## 4.0 PLANNING POLICY CONSIDERATIONS

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). As such, the policies contained within this document have been carefully considered in the preparation of this planning application. The proposal has been assessed with particular reference to the following relevant policies:

- **Policy SC1** – Settlement Limits
- **Policy BE1** – Design
- **Policy OS2** – Protection of Existing Open Space
- **Policy EN2** – Special Landscape Areas
- **Policy M1** – Development in Mineral Safeguarding Areas

4.0.2 Plan G below displays an extract from LDP Proposals Map, showing the position of the application property (red star).

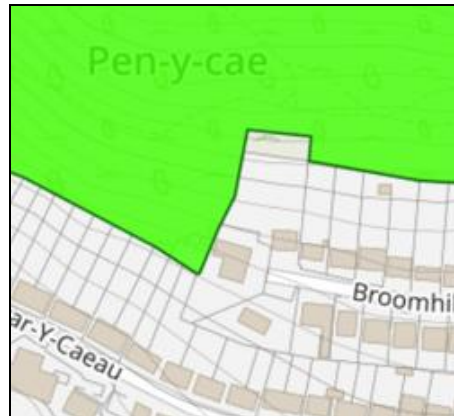


**Plan D**

4.0.3 As can be seen from the above, the application site (and other existing garden areas of other adjoining properties) is located just outside of the defined Settlement Limits

and also designated as part of the wider Special Landscape Area, with an assessment against the relevant policies set out below.

- 4.0.4 In addition to the above, the area of land subject of this planning application is also designated as part of a much larger area of 'Open Access Land', as shaded green on the plan below.



**Plan H**

- 4.0.5 Again, the designation appears to include areas of existing residential gardens of properties positioned on Gwar-y-Caeau. Notwithstanding this and the general provisions of Open Access Land, Paragraph 3 of Schedule 1, Part 1 of the *Countryside and Rights of Way Act 2000* prohibits such provisions "... *within 20 metres of a dwelling*". As a result, and as shown by the figure below, whilst designated as Open Access Land, the area of land subject of this application submission is prohibited from being accessed by members of the public. The application therefore does not conflict with this element of primary legislation, nor in turn does it conflict with the objectives and requirements of Policy OS2 of the LDP.
- 4.0.6 The following now provides an assessment of the application proposal against the remaining relevant key aspects of adopted local planning policy with the above context in mind.

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#### **4.1 Policy SC1 – Settlement Limits**

- 4.1.1 Policy SC1 relates to the definition of settlement limits around the principle urban areas and settlements of the County Borough. Within such limits, the principle of development is deemed acceptable, with those proposed outside of them requiring justification. Specifically, the LDP sets out that the purpose of settlement limits is to “...*prevent the coalescence of settlements, ribbon development and fragmented development and also prevent inappropriate development in the countryside.*”.
- 4.1.2 As has been identified above, the application site directly adjoins the existing settlement limits, with the land to its east and south being made up of existing residential gardens. The land to the north and west then forms part of a wider area of undeveloped land. On this basis, the application proposal cannot conceivably be viewed as a form of development that would lead to the coalescence of settlements, ribbon development or a fragmented form of development. The proposal there is not in direct conflict with the core purpose of settlement limits and so not in conflict with the overall provisions of Policy SC1.

#### **4.2 Policy BE1 – Design**

- 4.2.1 Policy BE1 is the overarching policy of the LDP against which all proposals are assessed and are required to demonstrate “... *high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places.*”. In ensuring that this is achieved, proposals are required to meet the requirements of 10 criteria, of which 5 are relevant to the application proposal. The proposal is therefore now assessed against each in turn.
- 4.2.2 The first criteria (Criterion 1) for consideration requires that a proposal “... *complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;*”. As illustrated on the accompanying drawings and photographs within this report, all elements of the application proposal represent similar features to those found in the surrounding adjoining area. The proposed new boundary treatments then also follow

a similar design approach, complimenting the scale and style of those found on adjoining and nearby properties. As a result, the application proposal satisfies the requirements of Criterion 1, but also in turn those of Criterion 2 and Criterion 3.

- 4.2.3 The fourth criterion for consideration – Criterion 5 – then requires that application proposals will ensure wherever possible that important ‘local features’ are retained, including “... *buildings, amenity areas, green space and green infrastructure, biodiversity and ecological connectivity* ...”. As detailed above, although the land forms part of an area of Open Access Land, the change of use of the application site to a domestic garden will not change the provisions of this status.
- 4.2.4 It is recognised that the application site also forms part of an area designated by the LDP as a *Special Landscape Area (SLA)*, under the provisions of Policy EN2. Within such areas, Policy EN2 advises that “*Development within the designated Special Landscape Areas will only be permitted where it is demonstrated that there will be no significant adverse impact on the features and characteristics for which the Special Landscape Area has been designated.*”. The application site lies within the Margam SLA, but upon considering the special qualities of this area as set out in the SPG, it is clear that no element of the application site – or indeed its position – would undermine these qualities. As a result, all aspects of the requirements of Criterion 5 are satisfied.
- 4.2.5 The final criterion for consideration then is Criterion 9. The criterion relates to matters of surface water run-off and flood risk. The application site does not form part of any designated flood areas, as defined by the *Flood Maps for Planning*. In addition, the proposals relate to largely porous finishes and so it is not considered that the proposal will increase the risk from surface water flooding either on site, or for adjoining areas. As a result, the requirements of Criterion 9 and Policy BE1 as a whole are satisfied in full.

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## 5.0 CONCLUSION

- 5.1 This application seeks full planning permission for the retention of a rear garden extension with associated outbuildings and structures at 1B Broomhill, Port Talbot.
- 5.2 As detailed above, the proposal has come about as a result of the Applicant's family's need for additional useable garden space for their growing young family. Whilst the property does include an area within its curtilage directly to the south of the dwelling, this is at a significantly lower level making it difficult to access, is steeply sloping and is also heavily vegetated with mature trees. As a result, it is not a conducive space for use for private amenity purposes, which has led to the creation of the space subject of this current application.
- 5.3 Whilst it is recognised that the application site area falls outside of the settlement limits for Port Talbot as defined by the current LDP, it is clear that no harm would be incurred as a result of the proposal. As has been demonstrated, the application proposal would not affect its current designation or potential use as part of a wider area of Open Access Land. Its general scale, form and design would compliment existing and adjoining areas of domestic garden, as well as the structures and buildings that form part of them. With the application proposal also seeking provision for biodiversity net gain in the long term, the application proposal therefore adheres to all local planning policy provisions and national designation considerations.
- 5.4 In light of the above, we respectfully request that planning permission be granted for the proposed development.