

CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

The site is considered to be suitable for the type of residential use proposed, being well related to the existing settlement pattern. The proposal also makes an appropriate and efficient use of land adjacent to an established residential area and will contribute towards the provision of new housing, including affordable housing. It is accessible by public transport, cycling and walking and is well located in terms of access to the primary road network.

It is considered therefore that the proposal represents an appropriate form of development that would have no unacceptable impact on the visual amenity and character of the area, residential amenity, highway and pedestrian safety, ecology, drainage or land contamination considerations.

Accordingly, the proposed development is in accordance with Policies AH1, EN7, EN8, TR2 and BE1 of the Adopted Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

RECOMMENDATION

To grant planning permission subject to the following conditions and upon the signing of a Section 106 Agreement with the following Heads of Terms:

- A financial contribution of £2,850 to be paid prior to the first occupation of any unit to secure the provision or improvement to public open space and/or play provision within the ward of Neath East, to accord with LDP Policy OS1.