

Our Ref: S26.119
Date: 10th March 2026

Neath Port Talbot County Borough Council,
Development Control Section,
The Quays,
Brunel Way,
Neath,
SA11 2HZ

Suite D,
1st Floor,
220 High Street,
Swansea,
SA1 1NW
Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam

Town and Country Planning Act 1990
Householder application for retaining a garden building and associated works
Daisey Barn, Eglwys Nunnydd, Margam, Neath Port Talbot, SA13 2PS
Planning Portal Reference: PP-14715536

Asbri Planning is appointed as planning agent to Andrew Hall to submit a householder application for the retaining a garden building and associated works at Daisey Barn, Eglwys Nunnydd, Margam, Neath Port Talbot, SA13 2PS.

The application has been submitted via Planning Portal and the submission documents are listed below.

The following drawings are submitted, prepared by Spring Design:

Drawing name	Drawing reference
Location Plan	00(02)100
Site Plan	00(02)101
Garden Room Elevations	N/A
Garden room Plans	N/A

In addition, the supporting documents submitted comprise the following:

Document name (reference where appropriate)	Prepared by
Planning application forms (1APP)	Asbri Planning
Planning Letter including Green Infrastructure Statement	Asbri Planning

In addition, payment of the application fee will be made to Neath Port Talbot County Borough Council by the applicant.

Site Description

The application site comprises the rear residential curtilage of Daisey Barn, Eglwys Nunnydd, which is a residential cul-de-sac within Margam. Margam is a community located approximately 4 miles to the south east of Port Talbot and approximately 3 miles north of Pyle. The site is situated on the grid coordinates of X: 280294 and Y: 184756.



Figure 1: Site Location (Source: Google Maps)

The garden building relating to this application is situated within the rear private garden of the existing residential dwelling, Daisy Barn. This planning application relates to a retrospective planning application for the retention of a single storey garden studio with raised decking and associated works.

The site lies within a well-established residential area which is characterised by a mix of two storey and single storey traditional brick dwellings/barn conversions. Modern, render dwellings are located to the rear of the property. The immediate boundaries of the site comprise a brick wall, securing the site boundary from adjacent properties. The site's topography includes grassland, given its garden use. Further, To the west of the site, Lakeside Golf Club is situated, adjacent to the M4.

Existing vehicular access to the site is from the residential street, Eglwys Nunydd, to the west of the site which connects to Water Street. The M4 is situated further to the west of the site.

A review of the Natural resources Wales (NRW) Flood Map For Planning (FMfP) reveals that the site does not lie within a designated flood zone and therefore is not considered to be at risk of flooding from neither rivers and seas nor surface water and small watercourses.

There are no historic assets contained within the site. The nearest listed building is located to the north of the site, a barn within the Eglwys Nunydd Estate, which is a Grade II listed building (Cadw reference: 14157).

The site is located within both the South Wales Coal Mining Reporting Area and a development high risk area, as shown on the Mining Remediation Map, reproduced in Figure 3. However, given that this is a householder development, the requirement of a Coal Mining Risk Assessment is exempted from this application in accordance to the Coal Mining Authority and Mining Remediation Authority's guidance.



Figure 2: Development High Risk Area (Source: Mining Remediation Authority)

Planning History & Background

A search of the Neath Port Talbot County Borough Council website reveals the site has the following planning history:

Reference	Proposals	Decision
P1998/1400	Conversion of redundant agricultural buildings into residential	Approved 08/01/1999
P2000/0936	Demolition of remaining walls and construction of a 4-bed dwelling	Approved 18/09/2000
P2000/0173	Conversion of redundant barn into a four bed roomed dwelling	Approved 09/03/2000
P2017/1007	3 No. front dormer extension	Refused 01/12/2017
P2021/0733 & CAS-01513- R3Y9R4	Retention and completion of single-storey garden studio with raised decking and associated works	Refused 09/09/2021 Appeal dismissed 19/07/2022
P2021/1005	Retention and completion of amended single-storey home office-garden room with raised decking and associated works	Approved 10/11/2021

Initially planning permission was refused for the single-storey garden studio with raised decking and associated works under reference P/2021/0733 and an appeal subsequently dismissed. However, planning permission was granted on 10th November 2021 under reference P/2021/1005 for the retention and completion of amended single-storey home office-garden room with raised decking and associated works. The development has been completed in March 2023.

Notwithstanding this, it is noted that the scale of the garden building as completed was in fact approximately 400mm smaller than the approved plans. An enforcement letter was issued by the Council (ref: E2022/0228) which acknowledged that whilst a breach of planning permission had occurred, the garden building does not have any

unacceptable impacts as such it would be 'expedient' in the public interest for any formal enforcement action. It was recommended to apply for a retrospective planning permission to regularise the garden building as built.

In addition, it is also noted that there is a difference in the material used for the garden building in comparison with the approved drawing (ref: P2021/1005).

In light of the above, this retrospective planning application is therefore submitted to regularise the differences between the approved drawings and the garden building as built with associated works.

Proposal

The proposal encompasses the retention of the garden building and associated works at Daisey Barn, Eglwys Nunnydd, Margam, Neath Port Talbot, SA13 2PS in accordance with the advice of the Enforcement Officer, outlined above.

The garden building concerned is single storey in height and it is located within the rear garden of as previously approved (ref: P2021/1005). It is located within the rear garden of Daisey Barn and is not considered to be a significant addition to the area by means of visual amenity given its location from the streetscene. It is also noted that the material of the wall has been amended to timber cladding.

Other aspects of the approved scheme, such as orientation, proposed tree planting and overall design of the structure were carried out as approved. The elevation of the garden building can be seen below, in Figure 3.



Figure 3: Detail of Structure (Source: Spring Design)

Planning Policy

The Well-Being of Future Generations (Wales) Act 2015 (which came into force on 1st April 2016) requires *“public bodies to do things in pursuit of the economic, social, environmental and cultural well-being of Wales in a way that accords with the sustainable development principle”*.

The Well-being of Future Generations (Wales) Act 2015 plays a significant role in shaping the planning system in Wales, embedding sustainable development principles into planning policy and decisions. The Act reinforces the planning system's shift towards a holistic, sustainable approach, emphasising that planning in Wales must consider not just present needs but also the well-being of future generations.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with **the Development Plan** unless material considerations indicate otherwise.

The Development Plan comprises the following:

- National Development Framework: Future Wales – The National Plan 2040 (February, 2021);
- Neath Port Talbot County Borough Council Local Development Plan 2011-2026 (January, 2016)

In addition to the Development Plan, the Planning Application has been informed by **Policy** and **Guidance** set out in the following:

- Planning Policy Wales Edition 12 (February, 2024), informed by The Well-Being of Future Generations (Wales) Act 2015, and supplemented by Technical Advice Notes;
- Neath Port Talbot County Borough Council Supplementary Planning Guidance

The Development Plan

The development plan comprises Future Wales and the Neath Port Talbot County Borough Council Local Development Plan (January, 2016).

National Development Framework: Future Wales – The National Plan 2040

The National Development Framework: Future Wales – the National Plan 2040 was published on 24th February 2021. 'Future Wales' sets out the Welsh Government's strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy; achieving decarbonisation and climate-resilience; developing strong ecosystems; and improving the health and well-being of our communities. As stated above, the National Development Framework has Development Plan status.

Future Wales sets out its overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales by means of 11 Outcomes. As set out on Pages 54-56 of Future Wales, the 11 Outcomes are collectively a statement of where the Welsh Government aspire Wales to be in 20 years' time, as follows:

A Wales where people live:

- 1 ...and work in connected, inclusive and healthy places
- 2 ...in vibrant rural places with access to homes, jobs and services
- 3 ...in distinctive regions that tackle health and socio-economic inequality through sustainable growth
- 4 ...in places with a thriving Welsh Language
- 5 ...and work in towns and cities which are a focus and springboard for sustainable growth
- 6 ...in places where prosperity, innovation and culture are promoted
- 7 ...in places where travel is sustainable
- 8 ...in places with world-class digital infrastructure
- 9 ...in places that sustainably manage their natural resources and reduce pollution
- 10 ...in places with biodiverse, resilient and connected ecosystems
- 11 ...in places which are decarbonised and climate-resilient

Local Level

The Neath Port Talbot County Borough Council Local Development Plan was adopted in January 2016 and comprises part of the prevailing development plan for the area.

The following Local Development Plan policies are considered relevant in the context of the proposed householder extension development.

Policy reference	Relating to
SC1	Settlement Limits
SP15	Biodiversity and Geodiversity
TR2	Design and Access of New Developments
BE1	Design

National Policy and Guidance

Planning Policy Wales Edition 12

Planning Policy Wales (PPW) Edition 12 was published in February 2024. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015.

Sustainable Development is defined at Page 7 of PPW as follows: *“the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals”*.

Paragraph 1.18 sets out that *“Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated”*.

Placemaking is a key thread running through the 12th Edition of PPW. It is described as an “inclusive process, involving all of those with a professional or personal interest in the built and natural environment, which focuses on developing plans, making decisions and delivering developments which contribute to the creation and enhancement of sustainable development.

The importance of green infrastructure is highlighted throughout PPW. It is summarised at Paragraph 6.2.11 that *“The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes”*.

Paragraph 6.2.12 confirms that *“A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied”*.

Technical Advice Notes

The following Technical Advice Notes (TANS) are of relevance to the proposed development:

TAN 12 Design (2016) provides advice on design considerations and states that development should aim to:

- *Create places with the needs of people in mind, which are distinctive and respect local character*
- *Promote layouts and design features which encourage community safety and accessibility*

- *Focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles*
- *Avoid inflexible planning standards and encourage layouts which manage vehicle speeds through the geometry of the road and building*
- *Promote environmental sustainability features, such as energy efficiency, in new housing and make clear specific commitments to carbon reductions and/or sustainable building standards*
- *Secures the most efficient use of land including appropriate densities*
- *Consider and balance potential conflicts between these criteria*

Supplementary Planning Guidance (SPG)

The following adopted Supplementary Planning Guidance documents are considered to be of relevance to the proposals:

- *NPTCBC Design SPG (July, 2017)*

Appraisal

As stated above, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section of the Planning Statement aims to identify the main issues of relevance to the determination of the Planning Application, and assess the scheme against the Development Plan.

The key material planning considerations are as follows:

- The principle of development and design;
- Impact on amenity; and
- Green Infrastructure Statement

The principle of development and design

The submission involves the retention of a garden building and associated works at Daisey Barn, Eglwys Nunydd, Margam, Neath Port Talbot, SA13 2PS. An overview of the history and reasoning behind the application has been given in the preceding background section of this letter.

It should be emphasised that a similar proposal has gained planning approval under ref: P2021/1005. This application only seeks to regularise the difference between the approved drawings and the garden building as built with associated works as per recommended by the enforcement letter (ref: E2022/0228). The principle of development is therefore considered acceptable, subject to other development management requirements and planning policies.

Impact on Amenity

It should be emphasised that this retrospective planning application seeks to regularise the differences between the approved drawings and the garden building as built with associated works in relation to the scale of the building and the material used.

In relation to the scale of the garden building, it should be noted that is approximately 400mm smaller than the approved plans which is minor in nature. It should also be emphasised that the previous planning approval also includes tree planting to provide additional screening between the garden building and the adjacent residential units, which has been implemented. Overall, it is considered that the retention of the existing garden building will have negligible impact to the neighbouring houses in terms of residential amenity in comparison to the originally approved building.

The building was complete in standard timber cladding as opposed to the composite/millboard cladding originally proposed and granted permission under application ref: P/2021/1005. This was on the basis of a more sustainable material and functional design, respectful to the timber boundary as shown in the elevation drawing and should therefore be considered acceptable.

With the exception of the above, all other aspect of the approved scheme, such as position, orientation and overall design of the structure were carried out as approved under planning approval ref: P2021/1005. As the enforcement letter (ref: E2022/0228) stated that *"the breach of planning permission does not have any unacceptable impacts"*, it is therefore considered that the proposal comprises of LDP Policy BE1 (Design)

Green Infrastructure Statement

The recent update to section 6 of the Planning Policy Wales requires on taking a proactive approach to Green Infrastructure (GI) covering cross boundary considerations, identifying key outputs of green infrastructure assessments, the submission of proportionate Green Infrastructure Statements with planning applications and signposting Building with Nature Standards.

Paragraph 6.21 of Planning Policy Wales defines green infrastructure as *"the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales and some components, such as trees and woodland, are often universally present and function at all levels. At the landscape scale green infrastructure can comprise entire ecosystems such as wetlands, waterways, peatlands and mountain ranges or be connected networks of mosaic habitats, including grasslands. At a local scale, it might comprise parks, fields, ponds, natural green spaces, public rights of way, allotments, cemeteries and gardens or may be designed or managed features such as sustainable drainage systems. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks."*

The Environment (Wales) Act 2016, provides a context for the delivery of multi-functional green infrastructure. Its protection and provision can make a significant contribution to the sustainable management of natural resources, and in particular to protecting, maintaining and enhancing biodiversity and the resilience of ecosystems in terms of the diversity within and connections between ecosystems and the extent and condition of these ecosystems, so that they are better able to resist, recover from and adapt to pressures. This means that the development of green infrastructure is an important way for local authorities to deliver their Section 6 duty under the Environment (Wales) Act 2016.

The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

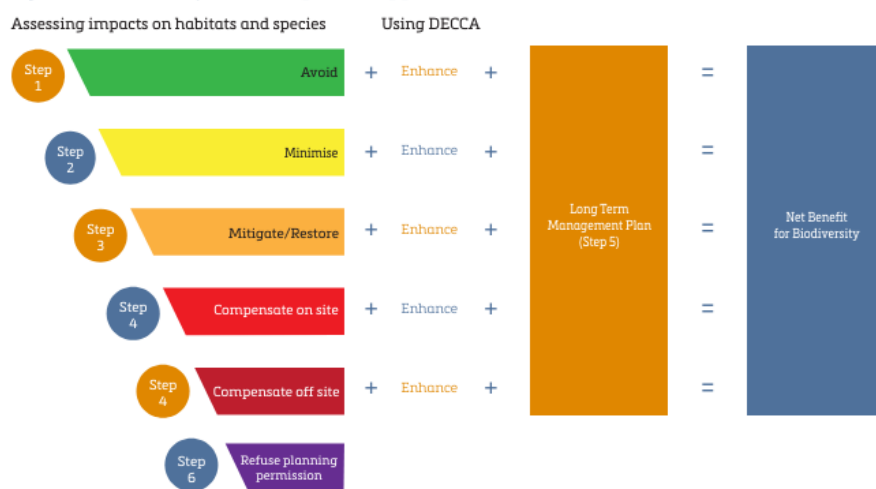
The DECCA Framework and Net Benefits for Biodiversity: The DECCA framework is used for evaluating ecosystem resilience based on five attributes and properties specified in the Environment (Wales) Act. These are: Diversity, Extent, Condition, Connectivity and Aspects of ecosystem resilience. A summary of the definitions is described below:

- *Diversity: maintaining and enhancing diversity at every scale, including genetic, structural, habitat and between-habitat levels. This supports the complexity of ecosystem functions and interactions that deliver services and benefits.*

- *Extent: incorporating measures which maintain and increase the area of semi-natural habitat/features and linkages between habitats. In general, smaller ecosystems have reduced capacity to adapt, recover or resist disturbance.*
- *Condition: The condition of an ecosystem is affected by multiple and complex pressures acting both as short term and longer term types of disturbance. Both direct and wider impacts should be considered, for example avoiding or mitigating pressures such as climate change, pollution, invasive species, land management neglect etc.*
- *Connectivity: This refers to the links between and within habitats, which may take the form of physical corridors, stepping stones in the landscape, or patches of the same or related vegetation types that together create a network that enables the flow or movement of genes, species and natural resources. Developments should take opportunities to develop functional habitat and ecological networks within and between ecosystems, building on existing connectivity.*
- *Aspects of ecosystem resilience (adaptability, recovery and resistance): ecosystem resilience is a product of the above four attributes. Adaptability, recovery and resistance to/from a disturbance are defining features of ecosystem resilience.*

Paragraph 6.4.11 of Planning Policy Wales states that “planning authorities must follow a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.”

Figure 12: Summary of the Step-Wise Approach



Paragraph 6.2.12 of Planning Policy Wales states that “a green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.

As noted in the previous sections, this retrospective application only seeks to regularise the differences between the approved drawings under ref: P2021/1005. It is noted that the location of the garden building is respectful to the existing green infrastructure on site. It should be emphasised that tree planning is also proposed in the said permission and it has been implemented as shown in the photo below (Figure 4) It is therefore considered that the

biodiversity has been enhanced on site followed by the implementation of the said tree planting. In light of the above, it is considered that the step-wise approach has been followed and Net Benefit for Biodiversity has been achieved on site.

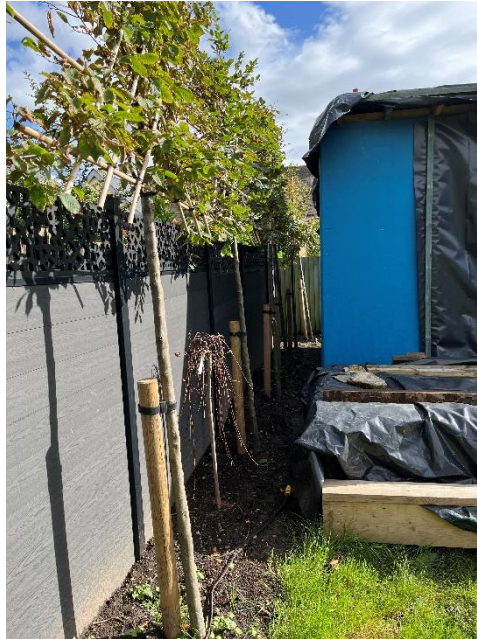


Figure 4: Implemented tree planning under planning approval P2021/1005

Overall, this proportionate GI Statement demonstrates that the proposal is in accordance to LDP Policy SP15 (Biodiversity and Geodiversity), Policy 9 (Resilient Ecological Networks) of Future Wales and Chapter 6 of the Planning Policy Wales Edition 12.

Conclusion

In light of the above it is considered that the retention of the garden building at Daisey Barns, Margam is acceptable and accords with relevant policies included within the adopted LDP. As explained within this letter, the justification for the retention of the structure stems from the fact that the building is slightly smaller and the minor changes on material used than the approved plan under planning approval P2021/1005. Furthermore, the proposal won't have any detrimental impact on amenities as concluded in the enforcement letter (ref: E2022/0228). It is also demonstrated in the GI Statement that NBB is achieved on site, ensuring compliance with the latest planning policies embedded in Planning Policy Wales Edition 12.

In conclusion, the proposal represents an appropriate development that fully accords with the overall spirit of relevant planning policies, and there are no material considerations which should prevent the planning application from being determined in accordance with the relevant planning policy framework.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours Sincerely,



Ella Davies

Graduate Planner – Asbri Planning Ltd