

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 23/03/2026

Mr. C Morris
Head of Planning Services
Neath Port Talbot Council
The Quays
Brunel Way
Neath
SA11 2GG

RE: 23-25 Talbot Road, Port Talbot , SA13 1HU

Change of use of first and second floor to 8 Nos 1 bed flats, second floor flat roof extension, solar panels, subdivision of ground floor to 3 offices, rear parking area, external roof terrace, replacement windows and doors, new shop front and removal of widows.

Dear Sir,

Please find attached the following documents in respect of the above planning application.

1	Location Plan – A01	
2	Block Plan - A02	
3	Existing and Proposed Floor Plans – A03 Rev D	
4	Existing and Proposed Elevation Plans – A04A	
5	Auto-tracking – A1-A102	I M Design
6	Parking Assessment - March 2026	R B Planning
7	FCA – March 2026	R B Planning
8	GIA – March 2026	R B Planning
9	Covering Letter	R B Planning

PHONE

MOB PHONE

EMAIL

In November 2025 and application for 9 units was submitted reference P2025/0785. The LPA raised concerns over the size and layout of the units.

The LPA have indicated that Beautiful Homes and DQR standards do not apply, the council have no SPG guidance on the size of flats and assessments of the accommodation are made using HMO standards.

“We do not have an adopted SPG on space standards - but are of the view that no development should result in the creation of living space which is sub-standard.

What we work towards in planning:

- *Nationally Described Space Standards (NDSS 2015) for gross internal floor areas and storage (mix of tenures)*
- *Welsh Development Quality Requirements 2021 (WDQR 2021) - Space standards for affordable homes.*

The standards our housing strategy team work towards still provide guidance on self-contained / studio flats, and they are consulted on applications where conversions result in multiple units, to provide case-by-case recommendations on the quality of the accommodation. It may be worth opening a dialogue with them.

The covering letter doesn't specify what the arrangements would be, so presumably it is private accommodation. Policy AH1 outlines what the council expects in terms of AH contributions (25%) unless otherwise justified – viability assessment etc. So, I would also be mindful, that the proposal needs to comply with LDP policies. Affordable housing must meet the WDQR.

“Welsh Development Quality Requirements 2021” (WDQR 2021) “Creating Beautiful Homes and Places”, sets out the minimum functional quality standards for new and rehabilitated general needs affordable homes. However, these standards provide a guide for expected floor areas for all types of accommodation. If you are considering providing affordable housing or obtaining any future partnerships with the Council / RSL yes, internal space standards must accord with the guidance.”

This revised scheme has incorporated the concerns of the council and all flats comply with existing guidance.

Please can you transfer the fees held to this application and confirm any additional payment.

Yours faithfully,

Robert Bowen.