



PLANNING STATEMENT

**PROPOSED CHANGE OF USE OF GUEST HOUSE
TO A DWELLINGHOUSE
AT
CWMBACH COTTAGES, CWMBACH ROAD,
CADOXTON, NEATH, SA10 8AH**

**On Behalf of
Mr. L. Morgan**

**Our Ref: 1879.a
Prepared & Approved By: Richard Banks
Date: February 2026**

1.0 Introduction

- 1.1 Evans Banks Planning is instructed by Mr. L. Morgan to seek full planning permission for the *“Proposed Change of Use of a Guest House to a Dwellinghouse”* at Cwmbach Cottages, Cwmbach Road, Cadoxton, Neath.
- 1.2 This Planning Statement forms part of the submission of the application to be considered by the Local Planning Authority and should be considered in tandem with the submitted Location and Site Layout Plans, together with the Existing and Proposed Floor Plans of the buildings, together with a proportionate Green Infrastructure Statement.
- 1.3 This Statement focuses on the overall design concept being promoted under this application, and how it provides a redevelopment, in line with *Planning Policy Wales* Guidance and *Neath Port Talbot County Borough Council Local Development Plan* policies. The proposals seek to convert the existing guest house at a location where there will be no visual harm to the semi-rural setting, continued availability and supply of holiday & tourism accommodation in the Neath locality, matters of biodiversity, highway safety nor neighbouring occupiers’ amenities.

2.0 Site Description

- 2.1 Cwmbach Cottages were originally constructed as a series of two-storey cottages set partly upon a mid-hillside position off the eastern flank of Cwmbach Road, on the outskirts of Cadoxton. The properties are to be found off their own private driveway are set as the focal point of a mix of tourism / holiday accommodation, complete with semi-detached dwellinghouse, occupied by the Applicant.
- 2.2 The existing arrangement illustrates a pair of semi-detached properties, the north-eastern half of which comprises a guest house, complete with five guest bedrooms, all equipped with en-suite facilities. The guest rooms are mostly found at first floor with one disabled-accessible bedroom at ground floor, together with a guests' communal lounge, breakfast room and associated kitchen area.
- 2.3 The south-western half of the building provides for a four-bedroomed dwelling for the Applicant. It is also equipped with a detached garage off its southern side gable, together with detached utility outbuilding set a few metres off the front elevation, and separated from the house by a communal surfaced vehicular driveway.
- 2.4 The properties benefit from two surfaced parking areas. One in front of the guest house, which can provide off-road parking for up to 6 guest vehicles. The existing dwelling has a surfaced driveway in front of the existing detached garage, which can accommodate a further two cars.
- 2.5 The properties benefit from landscaped garden spaces off the rear elevation, facing east to overlook the Neath Valley. To the west lies a copse of deciduous woodland which descends to the edge of public highway, and also forms around a former extraction quarry pit.
- 2.6 Cwmbach Cottages is also equipped with four self-contained holiday cottages, which lie detached to the southern side of the grounds, being modern, single-storey units, each complete with bedrooms, en-suite bathrooms, sitting area with kitchenette. They provide an alternative form of tourist accommodation to the above guest house, and will continue to operate as existing, and thus not part of this application for planning permission.
- 2.7 The self-contained holiday accommodation benefits from surfaced car parking immediately in its foreground, and is also provided with a rough surfaced overspill parking area, set close to a bridged crossing of a minor watercourse that separates the Cottages from the public highway. The public highway extends north-east to higher ground, providing access to Neath Golf Club and rural properties north and uphill of Cadoxton. Figure 1 below illustrates the position of Cwmbach Cottages in relation to the Cadoxton settlement, whilst Figure 2

provides a Google Earth aerial image, dated September 2022. Figure 3 is a more detailed Ordnance Survey Map extract of the application site. Photographs of the existing properties are also shown overleaf to illustrate their form and appearance.



Figure 1 – Position of Cwmbach Cottages near Cadoxton



Figure 2 – Google Earth aerial imagery of site (September 2022)

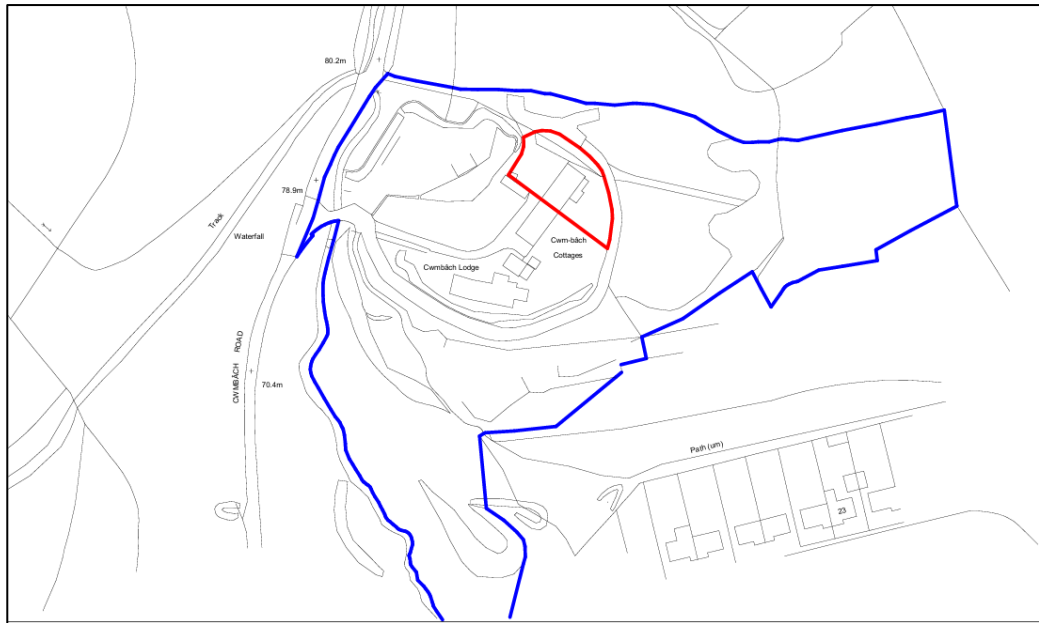


Figure 3 – Ordnance Survey Map Extract of Cwmbach Cottages



Photo 1 – View of the front elevations of the Guest House and Adjoining Dwelling



Photo 2 – Established Access off Cwmbach Road



Photo 3 – view from eastern edge of landscaped grounds looking back to rear elevations



Photo 4 – View of detached, self-contained holiday cottages to lower, southern part of site to be retained



Photo 5 – typical guest room appearance and form



Photo 6 – Guest breakfast room facility within Guest House

3.0 Application Proposals

- 3.1 The proposals seek planning permission to change the use of the existing Guest House to a Dwellinghouse, whilst retaining the adjoining dwellinghouse as a separate dwelling, with the inter-connecting door between properties closed up. Car parking spaces and respective garden areas would be divided up and apportioned to each formed dwellinghouse. The detailed Site Layout Plan of the subdivision is illustrated below in Figure 4.

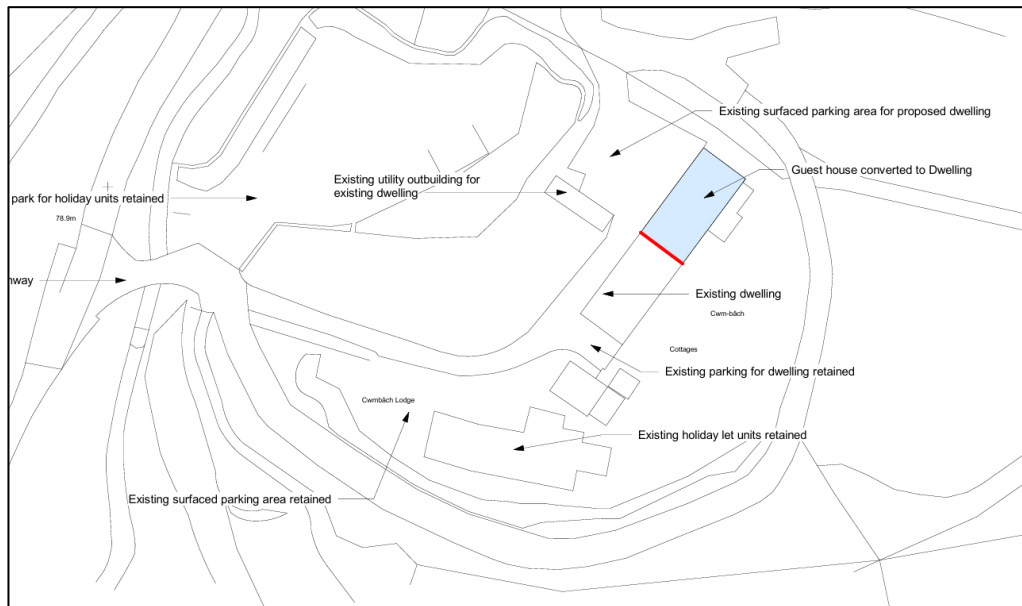


Figure 4 – Site Layout Plan

- 3.2 The existing properties would not be subject of any external alterations. Instead, the five guest bedrooms would simply be re-purposed as family bedrooms, with the ground floor breakfast room, used as a family dining room. The inter-connecting door between the guest house kitchen and adjoining dwelling kitchen would be blocked-up. The properties benefit from independent front and rear entrance doorways which can be retained. A simple close boarded timber fence can provide garden separation off the rear elevations. The proposed internal alterations can be viewed against the existing room arrangement in Figures 5 and 6 below.

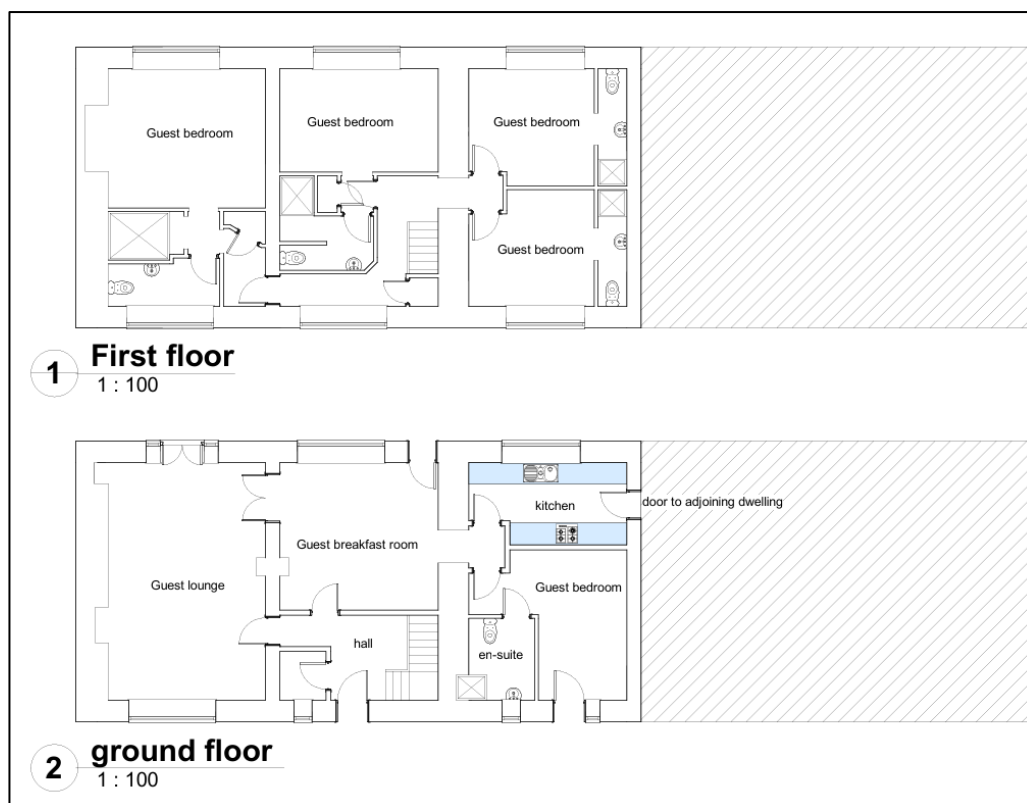


Figure 5 – Existing Floor Plan

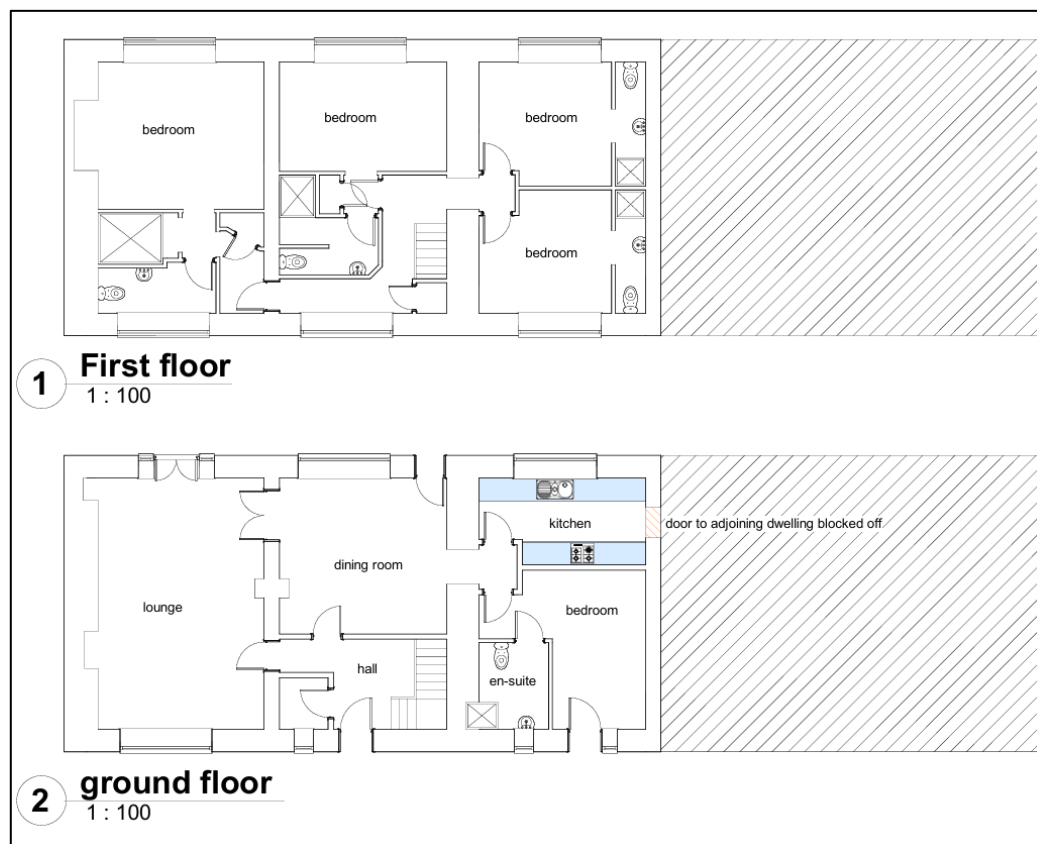


Figure 6 – Proposed Floor Plan

- 3.3 It should also be noted that one bat roosting box, and one bird nesting box are proposed to be affixed to the elevations of the buildings to increase the biodiversity levels of the site.
- 3.4 The two car parking areas shall be retained, and designated for each existing and new dwelling. The access arrangements off Cwmbach Road will remain unaffected, but with the guest house ceasing operations, the level of daily vehicles flows to the site will reduce. The existing four holiday cottages will be unaffected by the proposed change of use, and continue to function with their own parking areas, and separation distance from the two dwellinghouses.

5.0 **Policy Context**

5.1 **National Planning Policy**

- 5.1.1 Planning Policy Wales (Edition 12) (February 2024) has a significant focus on Placemaking principles, and that development should be seen in the context of any special characteristics inherent in a locality. Paragraph 3.9 indicates that *“The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.”*

- 5.1.2 Paragraph 3.10 goes further *“In areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness. In those areas, the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important.”*

The emphasis in this approach is whether an area exhibits “special characteristics,” or is “recognised for their particular landscape, townspace.....character” which in the case of the immediate locality and neighbourhood of Cwmbach Road is not evident, and thus the particulars proposed within this application is argued as otherwise adjudged as acceptable, at Section 6 below.

5.2 **Local Planning Policy**

- 5.2.1 The development plan in form for the purposes of *Section 38(6)* of the *Planning & Compensation Act 2004* is the *Neath Port Talbot County Borough Council Local Development Plan*, which was adopted in January 2016.

5.2.2 Policy BE1 “Design” is relevant, and states that:

“All development proposals will be expected 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.

Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

- 1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;*
- 2. It respects the context of the site and its place within the local landscape, including its impact on the important arterial gateways into the County Borough, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;*
- 3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate;*
- 4. It would not have a significant adverse impact on highway safety, the amenity of occupiers of adjacent land or the community.*
- 5. Important local features (including buildings, amenity areas, green spaces and green infrastructure, biodiversity and ecological connectivity) are retained and enhanced as far as possible;*
- 6. It achieves and creates attractive, safe places and public spaces, taking account of ‘Secured by Design’ principles (including where appropriate natural surveillance, visibility, well-lit environments and areas of public movement);*
- 7. It plays a full role in achieving and enhancing an integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport and ensures linkages with the existing surrounding community;*
- 8. It uses resources, including land and energy, as efficiently as possible through:*
 - a. Making the best and most efficient use of the land available through being of appropriate density taking into account the character and appearance of the area, normally a minimum of 35 dwellings per hectare in the Coastal Corridor Strategy Area or a minimum of 30 dwellings per hectare in the Valleys Strategy Area;*
 - b. The layout and form of the development does not preclude the reasonable use of other adjacent land;*
 - c. Developing brownfield land in preference to greenfield land where possible;*
 - d. Minimising building exposure while maximising solar gain.*
- 9. Its drainage systems are designed to limit surface water run-of and food risk and prevent pollution;*
- 10. The layout and design of the development achieves inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities.”*

- 5.2.3 The locality is **not** afforded any protective status such as a Conservation Area. Neither are the application buildings designated as Listed Buildings, with none of the immediate surrounding buildings otherwise designated as such.
- 5.2.4 The proposed change of use from a guest house to a dwellinghouse **will not present any physical alterations**. In any event, the properties lie some 65 metres distant from the public highway, and that intervening distance is naturally screened by mature trees, which act to obscure views of the Cottages. Cwmbach Cottages lies outside the defined settlement limits of Cadoxton, being some 90 metres north of established dwellings at the Bryn Catwg estate. However, the Cottages appear as a modest cluster of buildings set within an established curtilage, and quite distinct in their woodland setting from open pasture and the Golf Club expanses to the north.

Policy SP 20 –Transport Network

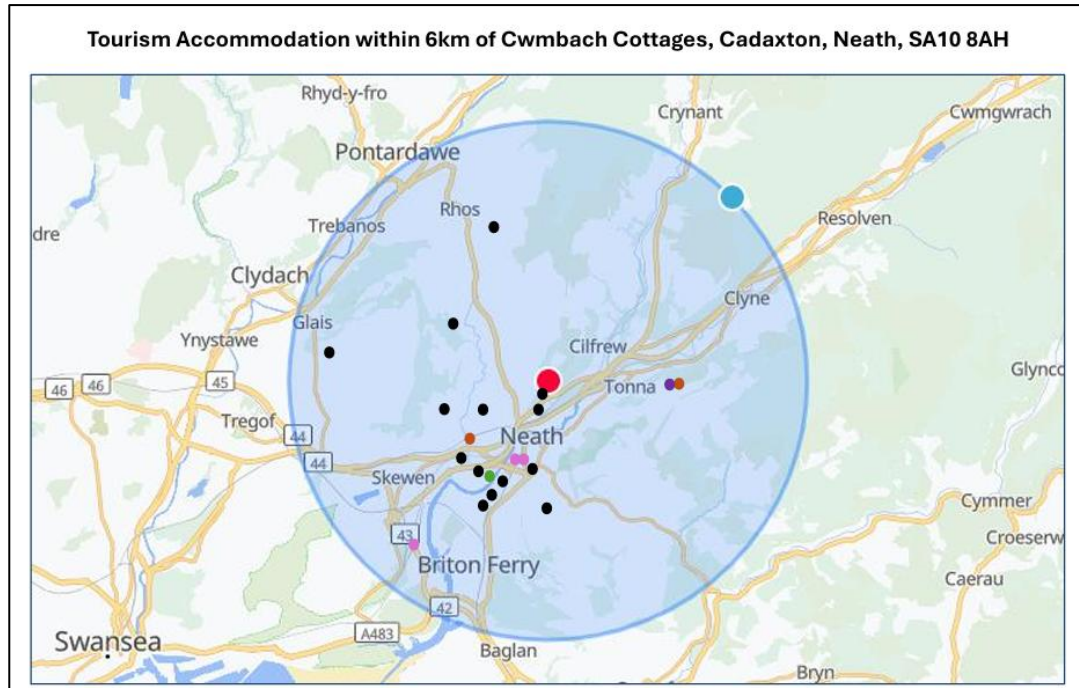
- 5.2.5 The proposed development at Cwmbach Cottages will seek to retain the existing access and proposes retention of the extensive parking arrangements, which are already established and functional for the site's intended use. This ensures the safe and efficient access and parking for residents' vehicles, ensuring there is no disruption to existing vehicle movement patterns. While the proposal does not include new transport infrastructure, the site remains accessible by public transport and is within walking and cycling distance of nearby residential and commercial areas at Main Road in Cadoxton.
- 5.2.6 The proposed development accords with the *Neath Port Talbot Parking Standards Supplementary Planning Guidance (SPG) and the CSS Wales Parking Standards (2008)*. The on-site provision meets the quantitative requirements for a residential re-use of this scale, ensuring adequate parking for staff and visitors. As such, the proposal is considered compliant with both local and national standards and will not result in any parking shortfall or associated highway safety issues. It is anticipated that the removal of the guest house will in turn result in a reduction of vehicle numbers, in comparison to one new dwellinghouse.
- 5.2.7 The change of use to a dwellinghouse is expected to result in more predictable and manageable transport patterns, primarily involving residents' vehicles and occasional service and visitor trips, thereby reducing potential conflicts with surrounding residential traffic. Overall, the development supports the creation of a safer, more efficient, and more sustainable transport environment in line with the objectives of Policy SP20.

Policy TR 2 – Design and Access of New Development

- 5.2.8 The proposed change of use from a guest house to single dwellinghouse retains the site's existing access arrangements, which benefit from good visibility standards onto Cwmbach Road. No reduction in parking provision is proposed, and thus the development will not compromise highway safety, accessibility, or the free flow of traffic, thereby complying with the key criteria of Policy TR 2. The retained parking provision ensures the proposal is well served, aligning with the maximum parking standards set out in the LDP.

6.0 LDP POLICY TO2 : PROTECTION OF EXISTING TOURISM FACILITIES

- 6.1 LDP Policy TO2 seeks to preserve the availability of tourism accommodation, stating that *“Conversions or changes of use of tourism facilities to residential use will only be permitted where it is demonstrated that tourism or other employment generating uses are no longer viable.”*
- 6.2 The proposals will replace only part of the existing accommodation offer at Cwmbach Cottages, with the four self-contained holiday-lets remaining in operation at the site. The Applicant is keen to retain that facility, but in light of the shift of tourist accommodation away from traditional bed & breakfast establishments, he wishes to rationale the accommodation offer available at Cwmbach Cottages.
- 6.3 The establishment also faces considerable competition from other tourism accommodation venues within a 5 kilometres radius of Cwmbach. Appendix 1 of this Statemernt provides a search of avaialble overnight accommodation available to visitors. A total of **21 establishments** were identified from internet research via websites - *Google, AirBnB* and *Booking.com*. The accommodation varies from hotels, guest houses, self-catering accommodation, campsites and caravan pitches.
- The alternative locations are also quite varied in locality, and not just limited to Neath town centre, but also locations such as Llandarcy, Cimla and Neath Abbey.



- 6.4 The evidence suggests that this part of the County Borough is well served by tourism accommodation, and therefore the loss of one, 5-bed guest house would not lead to an under-supply of such establishments.

7.0 Conclusion

- 7.1 The proposals seek planning permission for the change of use of an existing guest house to a dwellinghouse. The proposed use represents a more appropriate and compatible function within the context of the surrounding semi-rural area. It makes efficient use of previously developed property without the need for physical alterations or expansion, contributing positively to local amenity and land use compatibility.
- 7.2 The site contains numerous copses of trees, hedgerows and lawned gardens, and thus ample formal green infrastructure. Nevertheless, a proportionate ecological enhancement is proposed through the installation of one bat box and one bird box on the building. This demonstrates a commitment to biodiversity improvement, aligning with the objectives of Policy EN6.
- 7.3 A total of 21 other hotels, guest houses, self-catering properties, together with glamping and camping venues lie within 5 kilometres of Cwmbach Cottages. The property will also retain its own four self-catering units of tourism accommodation. The loss of one guest house in this locality will not lead to an under-supply of tourist accommodation.

- 7.4 The existing access arrangements will be retained, and parking and servicing requirements can be accommodated within the current site layout. The development will not give rise to highway safety concerns and complies with the requirements of Policies TR2 and SP20.
- 7.5 Overall, the proposal meets the relevant criteria of the Local Development Plan and represents a sustainable and beneficial re-use of an existing building within an established semi-rural area, enhancing both environmental quality and community wellbeing.