

Planning Statement

Former Police Station

152 New Road

Skewen

SA10 6HH

Feb 2026

PHONE

MOB PHONE

EMAIL

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1.0 **Introduction**

- 1.1 This application has been prepared to support a planning application for the change of use of premises to provide 8 Nos Flats, 6 Nos. 1-bedroom and 2 Nos. 2-bedroom.

2.0 **Planning History - Planning Context**

2.1. **Planning History**

- 2.2 1990/0493: Change of use of 1st and 2nd floor flats from residential to offices - Approved: 24/11/90

P2005/0317: Sign - Approved: 05/05/05

Q2025/0301: Pre App – 8 flats : Positive 22/12/26

2.3 **Planning Context**

- 2.4 The development plan for the site is the Neath Port Talbot Local Development (LDP). The Council adopted the plan on 27th January 2016

2.5 **Policy**

LDP Policy

Policy Criteria

Strategic Policies

Policy SP1 Climate Change

Policy SP2 Health

Policy SP3 Sustainable Communities

Policy SP7 Housing Requirement

Policy SP8 Affordable Housing

Policy SP15 Biodiversity and Geodiversity

Policy SP20 Transport Network

Topic Based Policy

Policy SC1 Settlement limits

Policy AH1 Affordable Housing

Policy EN06 Important biodiversity and geodiversity sites

Policy EN07 Important Natural Features

Policy TR2 Design and Access of New development

Policy BE1 Design

SPG Guidance

Parking Standards (October 2016)- SPG ¹

National Policy

Planning Policy Wales *PPW* (Edition 12 Feb 2024)²

Tan 18 Transport ³

Active Travel Delivery Plan 2024-2027⁴

3.0 **Application**

3.1 This application seeks consent for 8 Nos Flats. 6 Nos. 1-bedroom and 2 Nos. 2-bedroom.

3.2 The proposal will not entail any extension and alteration will be limited to minor changes to some elevations and internal works.

3.3 External works are as follows:

- Replacement windows and doors
- External decorative cladding
- Bin store
- Cycle Store
- Drying Area

¹ <https://www.npt.gov.uk/planning-and-building-control/planning-policy/supplementary-guidance/>

² https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12_1.pdf

³ <https://www.gov.wales/technical-advice-note-tan-18-transport>

⁴ <https://www.gov.wales/sites/default/files/publications/2024-03/active-travel-delivery-plan-2024-to-2027.pdf>

3.4 The proposal will provide 100% affordable flats.

3.5 The application site consist of a large former police station.

4.0 **Appraisal**

4.1 It is considered that the main issues for determination of this application are the principle of the development, flooding, visual amenity, residential amenity, pedestrian and highway safety and ecology.

4.2 **The principle of the development**

4.3 The application site is located within settlement limits as defined by the LDP. There is therefore a general presumption in favour of the development of the site.

4.4 **Flooding**

4.5 An FCA has been provided in support of the application. It identified some surface water flooding in the rear yard. The report identifies the presence of an existing surface water system. There have been no recorded flood events and therefore it would appear that the existing surface water system adequately mitigates against potential flooding

4.6 **Visual amenity**

4.7 The majority of external alterations will be undertaken at the rear of the premises away from the public realm. These changes will primarily

relate to the introduction bin storage, cycle store, dry areas fenestration and doors which are likely to improve the overall appearance of the building.

- 4.8 In response to the council pre-application observations the application now includes cosmetic improvements to the front elevation of the building to the overall benefit of the character and appearance of the area.

4.9 **Residential Amenity**

- 4.10 The application site is adjacent to existing residential properties. In relation to noise arising from the use of the premises it is submitted that the proposed development is likely to generate less noise, to the overall benefit of local residents, compared with the existing lawful use.
- 4.11 The proposed development does not include any extensions. As such the proposal will not give rise to any additional overbearing or overshadowing.
- 4.12 The proposed development will introduce residential development within an existing building which has a use similar to office accommodation. As such it is considered that levels of privacy enjoyed by existing residents is unlikely to change significantly given the nature of the existing use and the orientation of existing windows. This is particularly the case in flats on the ground and second floor and flats that do not have side facing windows.
- 4.13 Both flats 5 and 6 have side facing windows overlooking adjacent residential properties.
- 4.14 Whilst flat 5 overlooks the rear of number 153 New Road this area

provides rear access and an external bin store to the two flats. As such there will be no loss of privacy for existing occupiers.

- 4.15 151 New Road has a side facing kitchen window below the kitchen of flat 5. Whilst both windows are close to the boundary the acute angle, which arises from the relationship between elevation and horizontal distance and depth of kitchen work top, dictates that the proposal will not give rise to additional overlooking.

4.16 Pedestrian and highway safety

- 4.17 The application site is within a highly sustainable location close to existing facilities. The supporting transport statement indicates that whilst the proposed parking provision is one space less than the adopted standard. proposal will reduce overall parking demand and traffic movement relative to the existing lawful use. As such it is considered that the proposal will not have a detrimental effect on pedestrian and highway safety.

4.18 Ecology

- 4.19 There are no important ecological features on the site as indicated in the supporting ecological assessment and Tree survey. In support of the application a Green infrastructure assessment has been submitted which demonstrates net ecological gain in accordance with current adopted advice.

5.0 Summary

- 5.1 There is a general presumption in favour of the development of the

site.

- 5.2 The proposal will not give rise to additional unacceptable flood risk.
- 5.3 The proposal does not have a detrimental effect on the appearance of the area
- 5.4 The proposal does not have a detrimental effect on residential amenity
- 5.5 The proposal does not have a detrimental effect on highway pedestrian safety.
- 5.6 The application demonstrates net ecological gain in accordance with current adopted advice.