

Planning Statement

9 Maes Llwynonn

Neath

Detached dwelling

Content

1. Introduction
2. Planning History – Planning Context
3. Application Site
4. Appraisal
5. Summary

1.0 Introduction

- 1.1 This document has been prepared to support a planning application for the construction of a detached dwelling.

2.0 Planning History - Planning Context

2.1. Planning History

- 2.2 P2025/0717- removal of rear boundary wall and creation of porous paving in rear garden – LDC – **Cert Issued** – 05/12/25

P2025/0179 – Detached Granny Annes – **Approved** – 29/08/25

P2024/0754 – Domestic Out Building - LDC- **Cert Issued** – 22/02/25

P2021/0292 – Detached Dwelling – **Refused** – 28/09/21

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 SC1- Settlement

Policy SP3 - Sustainable communities

Policy SP10 - Open Space

Policy SP1 - Climate Change

Policy SP4 – Infrastructure

Policy SP5 - Development in the Coastal Corridor Strategy Area

Policy SP11 - Employment Growth

Policy SP15 - Biodiversity and Geodiversity

Policy SP16 - Environmental Protection

Policy SP19 - Waste Management

Policy SP20 - Transport Network

Topic based Policies

Policy I1 - Infrastructure Requirements

Policy EN3- Green Wedges

Policy EN5 - Buildings in the Countryside

Policy EN6 - Biodiversity

Policy EN7 - Important Natural Features

Policy EN8 - Pollution and land stability

Policy RE2 - Renewable and Low Carbon Energy in New Developments

Policy W3 - Waste Management in New Development

Policy BE1 – Design

The following SPG is of relevance to this application:

Parking Standards (October 2016)

Design (July 2017)

3.0 **Application**

3.1 This application seeks consent for the construction of a single storey detached dwelling.

3.2 **Background**

3.3 In September 2021 planning permission was refused for a detached dwelling , reference P2021/0292. The reasons for refusal are as follows.

1 The siting of a detached two storey dwelling on the application site would result in a contrived and inorganic feature, failing to have due regard to the existing site context or respect the existing character and pattern of development in the immediate area. The creation of an access point through the existing boundary wall would also amount to insensitive development, detracting from a valued visual asset to the area. Accordingly, the proposals are contrary to the placemaking principles set out within Planning Policy Wales, and principles of good design within TAN 12 and Policy BE1 of the adopted Neath Port Talbot Local Development Plan and the Council's approved Supplementary Planning Guidance 'Design' of the Neath Port Talbot Local Development Plan

2 The proposed access would provide insufficient and substandard visibility splays that would subsequently provide a significant highway safety risk to its users to the detriment of highway and pedestrian safety. The development fails to accord with the requirements of TAN18 and of Policies SP20 and TR2 of the adopted Neath Port Talbot Local Development Plan

3 By reason of its close siting and relationship with the Oak Tree protected by Tree Preservation Order T345/T12, the proposed new dwelling would introduce unnecessary and additional pressures from future homeowners over time for additional pruning to reduce its impact on the enjoyment of their property and garden. Due to its

proximity, such tree works would require replicating over its lifespan which would result in it being over-pruned and further its deterioration, failing to protect its health and longevity, and as a result of such pressures reduce the significant contribution it currently makes to the visual appearance of the area. It is therefore considered that the development would result in an unacceptable and irreversible impact upon the Protected Oak, which would as a consequence fail to accord with Policies SP15 and EN7 of the adopted Neath Port Talbot Local Development Plan.

- 3.4 Following the determination of the planning application two separate lawful development certificate application were submitted for a domestic outbuilding P2024/0754¹ and the removal of a rear boundary wall and creation of porous paving P2025/0717². Certificates were issued for both of the applications.
- 3.5 A further application for a detached annex P2025/0179³, was approved in August 2025.
- 3.6 Whilst the applications were not for development identical to this proposal, they did include works that are included in this application. It is therefore considered that the previous applications are material to the determination of this application.
- 3.7 Section 55 of The Town and Country Planning Act 1990⁴ defines works that constitute development (require planning permission).

Section 55 states

55 Meaning of “development” and “new development”.

(1) Subject to the following provisions of this section, in this Act, except where the context otherwise requires, “development,” means the carrying out of building, engineering, mining or other operations

¹ <https://planningonline.npt.gov.uk/online-applications/caseDetails.do?keyVal=SNIN9WKZK8200&caseType=Application>

² <https://planningonline.npt.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=T3ROCVKZFPK00>

³ <https://planningonline.npt.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=STBLJVKZLC600>

⁴ <https://www.legislation.gov.uk/ukpga/1990/8/section/55>

in, on, over or under land, or the making of any material change in the use of any buildings or other land.

(1A) For the purposes of this Act “ building operations ” includes—

(a) demolition of buildings;

(b) rebuilding;

(c) structural alterations of or additions to buildings; and

(d) other operations normally undertaken by a person carrying on business as a builder.

3.8 The previous application applications constituted development.

3.9 Town and Country Planning (General Permitted Development) Order 1995 (as amended) permits development subject to conditions in relation to design, siting and scale.

3.10 It is important to note that permitted rights effectively grant planning permissions for works that are considered to acceptable having regard to siting, scale and visual appearance.

3.11 Therefore, in determining this application there is a presumption that the proposed building, paved area and removal of the rear wall are visually acceptable.

4.0 **Appraisal**

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

4.2 **The principle of the development**

4.3 The application site is located within settlement and therefore the principle of the development is acceptable.

4.4 Pedestrian and highway safety

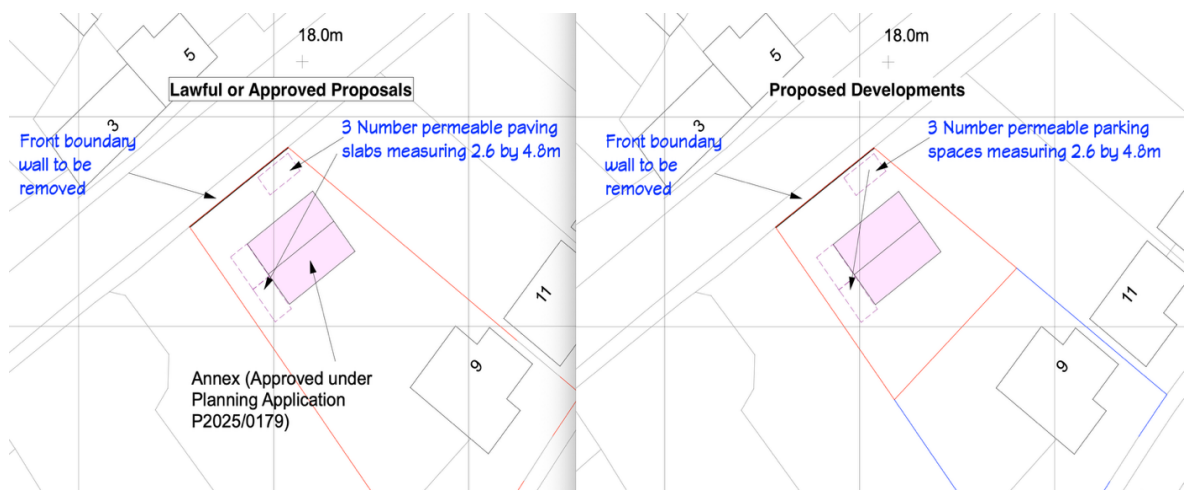
4.5 The supporting plans and information demonstrate that the proposed access and parking provision meet current standards.

4.6 Visual amenity

4.7 The application seeks the removal of the rear wall and the construction of a single storey detached dwelling and associated parking off Main road, Cadoxton.

4.8 Importantly, the proposed development reflects the scale and appearance of development previous considered to be lawful and therefore visually acceptable. **Figure 1**

Figure 1



4.9 Main Road has a mix of dwellings and the adjacent site has planning permission for the erection of 2no. detached dwellings and associated works, together with revised car parking layout to serve the Crown & Sceptre Inn. Reference P2023/0386 - Approved 14/12/2023. **Figure 2.** The introduction of a single storey dwelling will therefore not harm the street scene.

Figure 2



4.10 Finally, the siting of the dwelling and single storey design dictates that the proposal will remain unseen from Main Road other than directly in front of the site. Where the proposal is visible it will not have a detrimental effect on the character and appearance of the area given the mix of properties along Main Road.

4.11 Residential Amenity

4.12 The application is for a single storey dwelling. The location, scale and design of the dwelling dictate that the proposal will not result in overbearing, overshadowing or overlooking to the detriment of

residential amenity.

4.13 Ecology

4.14 The supporting GIA does not identify any important ecological features within the site and demonstrates net ecological gain.

4.15 It is therefore submitted that the proposal will not have a detrimental effect on ecology.

5.0 Summary

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

5.2 The proposal does not have a detrimental effect on the character and appearance of the area

5.3 The proposal does not have a detrimental effect on highway and pedestrian safety.

5.4 The proposal does not have a detrimental effect on residential amenity

5.5 The application demonstrates net ecological gain in accordance with current adopted vice.