

OFFICER REPORT

Application Number: P2026/0151

Site Address: 36 Tudor Gardens Waunceirch Neath Port Talbot SA10 7RX

Proposal: Certificate of Lawful Development Proposed for the use of a private dwellinghouse (Use Class C3) as a short-term holiday let (Use Class C6).

Applicant: Dr Zack Saud

Agent: N/A

Ward: Bryncoch South

Application Type: Proposed Lawful Development Certificate

Valid Date: 30th March 2026

Statutory Expiry Date: 24th May 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 8th April 2026

RECOMMENDATION - Issue Certificate

SITE AND CONTEXT

The application site is located at 36 Tudor Gardens, Waunceirch. The site comprises of a two-storey, semi-detached dwellinghouse (use class C3). The application property sits within a row of residential properties, and the surrounding site context comprises of a residential housing estate.

The property benefits from off-street parking to the front, with an enclosed garden area to the rear.

DESCRIPTION OF DEVELOPMENT

The application seeks to certify the lawfulness of the proposed use of a private dwellinghouse (Use Class C3) as a short-term holiday let (Use Class C6).

The property is to remain a single, self-contained dwellinghouse, accommodating a single group or family at a time. The property will be used for commercial short-term for periods not exceeding 31 days per occupation, and will be available for let for at least 252 nights per annum.

No external alterations to the property are proposed.

NEGOTIATIONS

No negotiations undertaken.

PLANNING HISTORY

The application site has the following relevant planning history:

- N1995/051370 New houses including roadworks and landscaping, approved 08-JAN-96.
- N1993/0617 Housing development of 18 semi-detached and detached units, approved 07-MAR-94.
- N1992/0621 Housing development for 70 units inc. 10 flats also a small village hall, approved 25-JAN-93.
- N1981/0270 Residential Development, approved 05-OCT-83.
- N1976/0287 Residential Development, approved 23-JUN-81.

CONSULTATIONS

Not Statutorily Required.

REPRESENTATIONS

Not Statutorily Required.

REPORT

Planning Policies

Planning Policies are not relevant to applications under S192 of the Town and Country Planning Act 1990 (as amended).

ISSUES

The application seeks to certify the lawfulness of the proposed use of a private dwellinghouse (Use Class C3) as a short-term holiday let (Use Class C6). The determination of the application is on legal grounds only, any views on the planning merits of the case are irrelevant. Accordingly, the main issue to consider in the determination of this application relates to whether the proposed change of use is or would be lawful.

ASSESSMENT

In the interest of clarity, no external alterations to the application property are proposed as part of this application. The only works are internal, where planning permission would not be required, and relate to the renovation of the property. The application therefore seeks to certify the proposed use of the property.

The existing property is a residential dwellinghouse, which falls within Use Class C3. The applicant has submitted 6 years' worth of continuous council tax records (2021-2026) as evidence that the existing/lawful use of the property is as a single dwellinghouse.

Schedule 2, Part 3, Class I of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), permits a change of use between the C3 (dwellinghouses, used as sole or main residence), C5 (dwellinghouses, used otherwise than as sole or main residence) and C6 (short-term lets) use classes - or a mix of all three - without the need to make a planning application. To date, Neath Port Talbot Council has not issued an Article 4 Direction to remove permitted development rights for changes between C3, C5 & C6 uses in this area.

Within their supporting statement, the applicant has confirmed that the property would be rented out as a single planning unit and for no longer than 31 days for each period of occupation. Given the property would not be subdivided into multiple lets, it is determined that the proposed use meets the criteria of a C6 Use Class.

CONCLUSION

By virtue of the fact that the proposed change of use is 'Permitted Development' under Schedule 2, Part 3, Class I of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), it does not require the benefit of planning permission.

RECOMMENDATION

To Issue a Lawful Development Certificate

RECOMMENDATION

Issue Certificate

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Case Officer Daisy Tomkins

Telephone No. 01639 686747

Date of Recommendation 21st April 2026