

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

The Town and Country Planning (Development Management Procedure)
(Wales) Order 2015 (as amended)

HEAD OF ENGINEERING & TRANSPORT

HIGHWAYS OBSERVATIONS

PLANNING APPLICATION NO: 2/3/26/0066/00
APPLICANT: Mr Louie Flower
LOCATION: 44 Victoria Road, Sandfields, Neath Port Talbot,
SA12 6AD
PROPOSAL: CHANGE OF USE (NO EXTERNAL
ALTERATIONS) FROM A DENTAL PRACTICE
(USE CLASS D1) TO A SINGLE DWELLING (USE
CLASS C3)

The Highway Authority, in responding to the above application, provides the following substantive response:

No comment	☐
No objection (subject to any specified conditions below)	☒
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☐
Objection – on the grounds set out below	☐

MY HIGHWAYS OBSERVATIONS ON THIS PROPOSAL ARE AS FOLLOWS:-

No highway objection.

The existing use (dental surgery) requires a minimum of 4 parking spaces in accordance with our parking standards (and potentially more if more than one practitioner is employed). The proposed dwelling will require a maximum of 3 parking spaces. Therefore, the proposal will be a betterment in terms of parking pressure on the local highway network.

NOTES TO APPLICANT

SIGNED: N. Waters DATE: 21/04/2026
pp HEAD OF ENGINEERING & TRANSPORT

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