

OFFICER REPORT

Application Number: P2026/0072

Site Address: 6 Brynbryddan Cottages Brynna Road Cwmavon Neath
Port Talbot SA12 9LN

Proposal: Change of Use of an existing domestic garage (C3) to
operate as a dog grooming salon (Sui Generis)

Applicant: Miss Cerys Ann Noble

Agent: N/A

Ward: Bryn And Cwmavon

Application Type: Full Plans

Valid Date: 26th February 2026

Statutory Expiry Date: 22nd April 2026

Ext. of Time / PPA date: 6th May 2026

Publicity Expiry Date: 24th March 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site is 6 Brynbryddan Cottages, Cwmavon, which comprises of an end of terrace dwellinghouse. The host property is sited in a predominantly residential area and is bounded to the front, side and rear by semi-detached dwellings. The application dwellinghouse is set back from Brynna Road, which is an Unclassified Road. On site parking is present to the front of the site in the form of a driveway with an existing parking space available on the edge of the plot fronting Brynna Road. An existing garage is also sited to the side. The rear garden is sited at a lower ground level than the application dwellinghouse and features a shed and greenhouse.

DESCRIPTION OF DEVELOPMENT

This is a full application proposing the change of use of an existing domestic garage (C3) to operate as a dog grooming salon (Sui Generis).

The existing domestic garage is single storey in form and measures a width of 3.80m, a depth of 5.75m, an eaves height of 2.40m to the rear and 2.85m to the front. The structure is constructed in render and features a front vehicular door, side pedestrian door and single glazed windows on the sides and rear. The front vehicular door is to be replaced with a double patio door and the existing timber side door is to be replaced with a UPVC door. The single glazed windows to the sides and rear are to be replaced by double glazed windows. The replacement of windows and doors on a like-for-like basis does not require planning permission and therefore does not form part of the application. As such, we have no control over these windows and therefore cannot impose any conditions requiring them to be fitted with obscure glazing or installed to be non-opening.

NEGOTIATIONS

No block plan or existing elevations were submitted in support of the application. Following negotiations with the applicant, existing drawings and a block plan were submitted.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

Highways Authority – No Objection

Environmental Health (Noise) – No Objection

Environmental Health (Odour) – No Objection

REPRESENTATIONS

The neighbouring properties were consulted on 26.02.2026.

A site notice was also displayed on 03.03.2026.

In response, to date, 1 representation have been received, with the issues raised summarised as follows:

- Customers in association with the dog grooming business blocking driveways and the local bus route.

- Level of noise generated from barking dogs.
- Presence of dog waste within the streetscene.

REPORT

National Planning Policy:

[Future Wales: The National Plan 2040](#) is the national development framework, setting the direction for development in Wales to 2040. The development plan sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and wellbeing of our communities.

The following policies are of particular relevance to the assessment of this application:

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

[Planning Policy Wales \(Edition 12, February 2024\)](#)

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places

PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities. It encourages a wider, sustainable and problem-solving outlook which focuses on integrating and addressing multiple issues rather than on an approach which is fragmented, un-coordinated and deals with issues in isolation. It provides an opportunity to remove any actual or perceived problems in current approaches and stimulate and support innovative and creative ideas as well as high standards of evidence and assessment to underpin the preparation of development plans and strategies and individual proposals. Monitoring and learning from development outcomes so as to drive sustainable improvements in planning practice is also important.

Local Planning Policies

The Local Development Plan for the area comprises the [Neath Port Talbot Local Development Plan](#) which was adopted in January 2016, and within which the following policies are of relevance:

- **Policy SC1** Settlement Limits
- **Policy BE1** Design

- **Policy TR2** Design and Access of New Development
- **Policy EN6** Important Biodiversity and Geodiversity Sites
- **Policy EN7** Important Natural Features

Supplementary Planning Guidance:

The following SPG is of relevance to this application:

- Parking Standards (October 2016)
- Design (July 2017)

Issues

Having regard to the above, the main issues to consider in this application relate to the principle of development, impact on the visual amenity of the area, the amenities of neighbouring residents and highway safety.

Principle of Development

The application seeks consent to change the use of an existing garage outbuilding to operate as a dog grooming salon. The application form states that the business is to operate as a full time, one-to-one dog grooming salon. An appointment only, drop-off and pick-up model is proposed to ensure minimal footfall and that no customers remain on site during the grooming service. The business is to operate on a 6-day rota during the hours of 9am-6pm Mondays to Fridays and 9am-2pm on Weekends with a maximum of 4 dogs per day on Weekdays and a maximum of 2 dogs per day on Weekends. There will be no additional staff or deliveries in association with the proposed business.

The application site is located within the identified settlement where the principle of development is considered acceptable. The host property nevertheless, is sited within a predominantly residential area and dog grooming parlours are more commonly found within commercial areas. While dog groomers can result in a level of noise greater than a residential property, a small-scale operation may be able to run from a residential property if managed appropriately. To ensure that the proposed development is managed and operates at an appropriate scale for its surrounding area, conditions will be imposed. These conditions would ensure that the business shall not be carried out outside the hours of 9am-6pm Mondays to Fridays and 9am-2pm on Saturdays with a maximum of 4 dogs per day on Weekdays and a maximum of 2 dogs per day on Saturdays. A further condition will be imposed requiring that the number of customers and dogs in association with the business shall not exceed 1 at any given time. To allow the Authority to monitor and assess the impacts of operation and for the applicant to demonstrate appropriate management of the site, an additional condition will also be imposed by initially limiting the planning permission to a temporary 2-year period. Subject to the imposition of the above conditions and provided that the development

accords with other criterion-based policies within the Local Development Plan, it is therefore considered that the principle of development is acceptable.

Impact on Visual Amenity

The existing outbuilding is sited to the side and as such, would be visible from a public vantage point. The structure, while sited on a higher ground level than the rear garden and the residential properties beyond, is not considered to be dominant in size and is also set back from and therefore secondary to the host dwellinghouse.

Subject to conditions controlling the proposed business activity, the one-to-one dog grooming salon is to operate on a 6-day rota during the hours of 9am-6pm Mondays to Fridays and 9am-2pm on Saturdays with a maximum of 4 appointments per day on Weekdays and a maximum of 2 appointments per day on Saturdays. It is considered that the proposition of a small-scale business operating from a structure in this location would ensure that the residential character remains prominent and would not result in a commercial context. For these reasons, the proposed development is unlikely to result in a significant change in the character of the property and as such, the proposal is not considered to unacceptably impact on visual amenity in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan.

No areas of bin storage for commercial waste have been identified on the submitted plans or drawings. As such, a condition is to be imposed requiring that there shall be no external storage associated with the hereby approved use and all waste, products, plant and machinery associated with the hereby approved use shall be stored internally within the existing structure only. Environmental Health (Odour) offer no objection to the proposal.

Impact on Residential Amenity

The one-to-one dog grooming salon is to operate on a 6-day rota during the hours of 9am-6pm Mondays to Fridays and 9am-2pm on Saturdays. The information provided within the submitted application form suggests that internally, the building will be fully insulated to provide sound proofing. The level of noise generated from barking dogs is considered to be minimal given that conditions will be imposed restricting business operating hours, limiting maximum daily appointments on Weekdays and on Saturdays and further requiring that the number of customers and dogs in association with the business shall not exceed 1 at any given time. Environmental Health (Noise) in responding to the application offer no objection to the proposal. Subject to conditions controlling the business activity, it is therefore considered that the proposed use would not amount to any unacceptable impacts on the residential amenity of the occupiers of the adjoining or adjacent properties.

Parking and Access Requirements and Impact on Highway Safety

The Highways Authority in responding to the application have no objection to the proposal, subject to conditions. These conditions require no crossover appointments, no additional staff and no more than 1 customer vehicle parked at any given time in the area highlighted in orange on the submitted block plan.

The proposal comprises the change of use of an existing domestic garage to a dog grooming salon. Supplementary Planning Guidance (SPG) states that garages may only be considered as a parking space if they internally measure 6.00m x 3.00m. Given that the existing structure does not meet the internal SPG standards for a single garage space (5.40m x 3.40m), the proposal would not result in the loss of existing on-site parking provision.

In accordance with the SPG, the standard dimensions of a car parking space are 4.80m x 2.60m. The host property benefits from a driveway large enough to accommodate 3 vehicles (16.65m x 2.80m). The application property has 4 bedrooms and would remain a 4-bedroom dwelling with 3 off-road residential parking spaces. The scheme also proposes to utilise a parking area towards the front edge of the plot for customer use measuring 5.70m x 2.80m. Given that the parking arrangement complies with maximum parking standards (3 enforceable spaces) and also has the capacity to provide 1 space in association with the proposed business, it is considered that the proposal accords with Policy TR2 of the Neath Port Talbot Local Development Plan.

Biodiversity

As identified above, Policies EN6 and EN7 of the Local Development Plan will be of relevance insofar as there is a need to ensure any impacts on biodiversity/ natural features are appropriately assessed and, where applicable, mitigated.

Planning Policy Wales (PPW) 12 sets out that;

The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in

question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15 of PPW 12) has been applied.

A green infrastructure has been submitted in support of the application. It is proposed to install a bird box on the quietest elevation of the existing outbuilding. It is considered that the biodiversity enhancement proposed is proportionate to the scale and nature of the proposal, thereby according with the requirements of Chapter 6 of Planning Policy Wales (Edition 12).

Other Matters

As identified earlier in this report, representations were received following the publicity exercise. In response to the issues raised which have not been addressed elsewhere in this report, the following comments are made:

- *Customers in association with the dog grooming business blocking driveways and the local bus route.*

A dedicated parking space for customers in association with the business is proposed. As such, it is considered that customer vehicles are unlikely to block neighbouring driveways or the local bus route.

- *Presence of dog waste within the streetscene.*

A drop-off and pick-up model is proposed. Clients will take their dogs from the customer parking space to the existing structure for the grooming service. As such, no dog waste is to be expected outside of the application site given that the business operations are proposed to be confined within the boundaries of the host property.

CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies BE1 (Design) and TR2 (Design and Access of New Development) of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040 and the Council's well-being objectives and the sustainable development principle

in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

RECOMMENDATION

Approved

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

Time Limit Conditions

- 1 Within two years of the date of this consent, the use hereby approved shall be discontinued and any associated paraphernalia associated with the use shall be removed from the site in its entirety and the garage shall be restored to its former condition for residential use in association with the application dwelling - 6 Brynbryddan Cottages

Reason:

To allow the Local Planning Authority to assess the potential impacts of the development over time, having regard to the need to protect amenity as required by Policy BE1 of the Neath Port Talbot Local Development Plan.

List of Approved Plans

- 2 The development shall be carried out in accordance with the following approved plans and documents:

Location Plan - Received: 26/02/2026

Block Plan - Received: 26/02/2026

Existing Elevations and Floor Plan REV B - Received: 26/02/2026

Proposed Elevations and Floor Plan REV B - Received: 26/02/2026

Green Infrastructure Statement - Received: 27/02/2026

Reason:

In the interests of clarity.

Regulatory Conditions

- 3 The dog grooming business hereby approved shall not be carried out outside the hours of 9am to 6pm Mondays to Fridays or 9am to 2pm on Saturdays

with a maximum of 4 appointments per day on Weekdays and a maximum of 2 appointments per day on Saturdays.

Reason:

In the interest of residential amenity and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 4 The number of dogs/customers of the dog grooming business on the premises shall not exceed 1 no. dog/customer at any given time.

Reason:

In the interest of residential amenity and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 5 The dog grooming business hereby approved shall be operated solely by the occupier of the dwelling with no other employees and shall be limited to one-to-one appointments only.

Reason:

In the interest of residential amenity and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 6 Per the submitted block plan, the area highlighted in green is to be retained for residential parking only in perpetuity and only 1 customer vehicle may be parked in the area highlighted in orange at a given time, for drop-off and pick-up purposes only in perpetuity.

Reason:

To protect the amenity of the locality and in the interest of highway safety, in accordance with Policy BE1 and TR2 of Local Development Plan.

- 7 There shall be no external storage associated with the hereby approved use and all waste, products, plant and machinery associated with the hereby approved use shall be stored internally within the existing garage structure only.

Reason:

in the interest of visual amenity and to ensure the development complies with Policy BE1 of the Local Development Plan.

- 8 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancements described in the Green Infrastructure Statement will be implemented and shall be retained thereafter for the lifetime of the development.

Reason:

In the interests of Biodiversity and to provide a net benefit to Biodiversity in accordance with Policy 9 of Future Wales and so as to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan

Case Officer Thomas Lewis

Telephone No. 01639 686226

Date of Recommendation 7th May 2026