

OFFICER REPORT

Application Number: P2026/0200

Site Address: Riverview 35 Lletty Harri Port Talbot Neath Port Talbot
SA13 2ES

Proposal: Application to approve detail required by Condition 3
(Balustrade Material) pursuant to Planning Permission
P2025/0569 (Proposed car port to front of property)
approved on 23.03.2026

Applicant: Mr Neil David

Agent: Mr Gereint Hurst

Ward: Port Talbot

Application Type: Discharge of Conditions

Valid Date: 30th March 2026

Statutory Expiry Date: 24th May 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 4th May 2026

RECOMMENDATION - Approved

OFFICER REPORT – DETAILS REQUIRED BY CONDITION

App. Number:	P2026/0200
Location:	Riverview, 35 Lletty Harri, Port Talbot, SA13 2ES
Description of Development:	Application to approve detail required by Condition 3 (Balustrade Material) pursuant to Planning Permission P2025/0569 (Proposed car port to front of property)

	approved on 23.03.2026
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DETAILS OF APPLICATION TO WHICH APPROVAL OF DETAILS REQUIRED BY CONDITION RELATES:

App. Number:	P2025/0569
Development:	Proposed car port to front of property

DETAILS OF CONDITIONS TO BE AGREED

This application relates to the approval of details in respect of the following conditions of the above planning permission:

Condition 3:

Prior to the commencement of construction works on site, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the materials of the balustrade as shown on Drg No.002. The approved features shall be fully implemented on site prior to the first beneficial use of the car port and maintained as such thereafter for the lifetime of the development.

Reason:

In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan

BRIEF DESCRIPTION OF SUBMITTED DETAILS

The application has been supported by the submission of sections and elevation drawings.

ASSESSMENT

Condition 3 relates to the submission of details concerning the balustrade materials at the application site. The balustrade is sited above the car port development and is constructed in laminated glass. An aluminium handrail is sited above the glass panels.

During the consideration of the original application, concerns were raised in relation to the use of a glass balustrade on the proposed car port structure whereas the balustrade on the existing house was of a metal railing form. A condition was imposed requiring the proposed materials to be submitted for further consideration. While the proposed materials have been submitted and reflect those shown on the original application, it is considered that while the proposed materials would be different to those on the main house, because of the visual lightweight nature of the proposed glazed balustrade, its impact on both the host property and the wider streetscene is considered to be limited

and unlikely to have an adverse impact. For these reasons, it is considered that the proposed materials are acceptable.

CONCLUSION

Condition 3 of planning permission P2025/0569 can be discharged.

CHECKLIST

• Has the Original Decision Notice been revised to include details of the approved details (“the Living Decision Notice”) and a copy provided with the report	☒
• Once approved, has the revised ‘Living Decision Notice’ been uploaded onto the Online Register (and previous versions superseded)	☐

RECOMMENDATION

Approved

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

Case Officer

Thomas Lewis

Telephone No.

01639 686226

Date of Recommendation 8th May 2026