

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: 2/3/26/0238/00
APPLICANT: Nathan Rees
LOCATION: 38 Jersey Street, Velindre, Neath Port Talbot,
SA13 1YR
PROPOSAL: FIRST FLOOR REAR EXTENSION OVER
EXISTING GROUND FLOOR EXTENSION.

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:-

We offer no highway safety objection to an increase in the number of bedrooms at the 38 Jersey Street.

In accordance with the Neath Port Talbot County Borough Council Parking Standards SPG, the existing provision of off-street parking at the site falls below the required standard. The addition of a further bedroom would realistically increase parking demand by at least one additional off-street parking space, which cannot be accommodated within the curtilage of the site.

However, the application site is situated within a sustainable location. There are bus stops within approximately 100m of the property and Port Talbot town centre lies within walking distance (approximately 700m), providing access to a range of services and facilities. These factors are likely to reduce reliance on the private car.

On balance, it is considered that the sustainable location of the site outweighs the shortfall in parking provision.

SIGNED: Miss A Smith..... DATE: 13/05/2026.....
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