

OFFICER REPORT

Application Number: P2026/0206

Site Address: Cymric House Station Road To Bethany Car Park Lane
Port Talbot Neath Port Talbot SA13 1PQ
Proposal: Section 73 Application to vary condition 2, to allow variation to the internal layout and fenestration approved by planning permission P2021/0032 allowed by appeal on the 23/06/2022. Permission P2021/0032 is for change of use from offices (Use Class B1) to 11 x self-contained flats (Use Class C3) including alterations to fenestration.

Applicant: Mr Victor Johnson

Agent: Mr Thomas Gronow

Ward: Port Talbot

Application Type: Variation of Condition

Valid Date: 1st April 2026

Statutory Expiry Date: 26th May 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 4th May 2026

RECOMMENDATION - Approved

OFFICER REPORT

App. Number:	<auto insert>
Location:	<auto insert>
Description of	<auto insert>

Development:	
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DEVELOPMENT PROPOSAL

SITE AND CONTEXT

The application site relates to Cymric House, a former office building located on Station Road to Bethany Car Park Lane within Port Talbot town centre. The site lies within the defined settlement limits of Port Talbot and occupies a sustainable location in close proximity to public transport infrastructure, services and facilities including Port Talbot Parkway railway station, bus routes, retail uses and other town centre facilities.

The surrounding area is mixed in character comprising commercial, retail and residential uses. The building itself is an existing detached two-storey property formerly used as offices.

Planning permission P2021/0032 granted consent for the change of use of the building from offices (Use Class B1) to self-contained residential flats, following the successful outcome of a planning appeal. The site context and surrounding land uses remain materially unchanged since the determination of that application.

DESCRIPTION OF DEVELOPMENT

This application is made under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (approved plans) of planning permission P2021/0032, which granted consent for the change of use of Cymric House from offices (Use Class B1) to self-contained residential flats (Use Class C3), including associated alterations to the building.

The application seeks consent for amended floor plans and elevations to allow revisions to the internal layout of the building together with minor alterations to the pattern of fenestration and entrance arrangements.

The proposed amendments include:

- Revised internal layouts to the approved flats;
- Alterations to the unit mix;
- Additional ground floor entrance doors; and
- Minor amendments to the position and arrangement of windows and doors across the elevations.

The application continues to propose 11 self-contained residential units across the building. Whilst the approved drawing set associated with planning permission P2021/0032 includes a floor plan containing 12 numbered units, the description of development, supporting documentation and appeal decision consistently refer to a scheme comprising 11 flats. The extant planning permission is therefore considered to lawfully relate to 11 residential units.

The amended scheme proposes a revised unit mix comprising solely one-bedroom flats. Whilst this represents a change from the previously approved layouts, the overall number of units within the building would remain unchanged.

No alterations are proposed to: the footprint of the building; the overall scale or height of the development; the approved access arrangements; or the overall residential use of the site.

The proposed amendments are therefore considered to represent minor material changes to the approved development, with all other conditions attached to planning permission P2021/0032 remaining unaltered.

NEGOTIATIONS

The application was not amended.

PLANNING HISTORY

The application site has the following relevant planning history:

Application Reference	Description	Decision
P2021/0032	Change of use from offices (Use Class B1) to self-contained residential flats (Use Class C3) including alterations to fenestration	Refused 23.06.2021 / Allowed on Appeal 23.06.2022

CONSULTATIONS

Consultee	Response
NPT Highways	No comments
NPT Drainage	No comments

REPRESENTATIONS

A site notice was displayed close to the site on the surrounding roads from the 13.04.2026.

In response, to date, no representations have been received.

REPORT

PLANNING POLICY CONTEXT

National Legislation, Planning Policy and Guidance

The Well-being of Future Generations Act (Wales) 2015 (WFGA 2015)

The WFGA 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Future Wales – the National Plan 2040

[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 1** Where Wales will grow.
- Policy 2** Shaping Urban Growth and Regeneration
- Policy 6** Town Centre First
- Policy 9** Resilient Ecological Networks and Green Infrastructure

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.

The following is of particular relevance in the assessment of this planning application:

- Paras 1.17 to 1.30 (Placemaking)

- Paras 2.3 to 2.18 (Good Design)
- Paras 4.1.29 to 4.1.55 (Active and Sustainable Transport / Parking)
- Paras 4.2.1 to 4.2.31 (Housing)
- Paras 6.1.1 to 6.1.11 (Distinctive and Natural Places)
- Paras 6.6.1 to 6.6.32 (Flooding and Water Management)

Technical Advice Notes

PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- [TAN 12: design \(31 March 2016\)](#)
- [TAN 15: development and flood risk \(20 July 2004\)](#)
- [TAN 18: transport \(31 March 2007\)](#)

Local Planning Policy and Guidance

Overview

The development plan for the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004 is the [Neath Port Talbot Local Development Plan 2011 - 2026 \(Adopted January 2016\)](#) (hereafter LDP). When considering the grant of planning permission the plan should be considered as a whole, within the LDP the following policies are of particular relevance.

Strategic Policies

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|----------------------|---|
| • Policy SP1 | Climate Change |
| • Policy SP2 | Health |
| • Policy SP3 | Sustainable communities |
| • Policy SP4 | Infrastructure |
| • Policy SP20 | Transport Network |
| • Policy SP21 | Built Environment and Historic Heritage |

Topic Based Policies

- | | |
|---------------------|--------------------------------------|
| • Policy SC1 | Settlement limits |
| • Policy I1 | Infrastructure Requirements |
| • Policy TR2 | Design and Access of New Development |
| • Policy BE1 | Design |
| • Policy EN8 | Pollution and Land Stability |

Supplementary Planning Guidance

- [Parking Standards](#) (October 2016)
- [Design](#) (July 2017)

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) AND APPROPRIATE ASSESSMENT (AA) SCREENING

The development proposed in P2021/0032, was considered to not be EIA development or to require an assessment under the Habitat Regulations. This continues to be the position with this amending application which due to the nature of the site and development would not have significant impacts on the environment. It is also isolated from any European Protected Site.

Issues

The principle of a Minor Material Amendment (section 73 application)

Section 73 of the Town and Country Planning Act 1990 allows an application to be made for development without complying with conditions previously imposed on a planning permission. Where such an application is approved, it results in the grant of a new planning permission subject to revised conditions, whilst the original permission remains extant.

This application seeks to vary Condition 2 (approved plans) of planning permission P2021/0032 to allow amended floor plans and elevations associated with the approved residential conversion of the building.

The assessment of this application is therefore limited to consideration of whether the proposed amendments to the approved plans are acceptable in planning terms. The principle of residential conversion of the building has already been established through the extant planning permission and subsequent appeal decision and is not reconsidered as part of this application.

The proposed amendments comprise: revisions to the internal layout of the flats; alterations to the approved unit mix; additional ground floor entrance doors; and minor amendments to the pattern of fenestration.

Whilst the application proposes a revised unit mix comprising solely one-bedroom flats, the overall number of residential units within the building would remain unchanged from the extant planning permission, which is considered to lawfully comprise 11 flats.

No changes are proposed to the footprint of the building; the scale or height of the development; the approved access arrangements; or the established residential use of the site.

In respect of housing mix, the amended scheme proposes solely one-bedroom flats in place of the previously approved mix of one and two-bedroom units. Having regard to the town centre location of the site, the nature of the existing building and the previously established principle of residential conversion, it is not considered that the revised mix would give rise to any unacceptable planning impacts. The proposal would continue to contribute towards the delivery of smaller residential units within a sustainable location with good access to services, facilities and public transport. Furthermore, no increase in

the number of approved residential units is proposed and the revised mix is not considered to materially alter the overall character or intensity of the approved development.

The proposed amendments are limited in scale and would not materially alter the nature or character of the approved development. The proposal is therefore considered capable of being appropriately assessed through a Section 73 application as a minor material amendment to the approved scheme.

Design and visual amenity

The external alterations proposed under this Section 73 application are limited to modest amendments to the fenestration arrangement together with the introduction of additional entrance doors at ground floor level to serve the revised internal layout.

The overall scale, form and massing of the building, its height, and character in the street scene would remain largely as approved.

The amended fenestration pattern remains proportionate to the building and is considered appropriate within the context of the surrounding town centre environment. The additional entrance doors at ground floor level would appear subordinate additions within the existing façade and would not appear visually intrusive or incongruous. The proposed alterations are relatively minor in nature and would not materially alter the visual appearance of the previously approved scheme. Accordingly, the development would continue to integrate acceptably within the surrounding area and would not result in any unacceptable impact upon the character or appearance of the building or wider streetscene.

The proposal is therefore considered to accord with Policy BE1 of the Neath Port Talbot Local Development Plan together with the placemaking and design objectives of Planning Policy Wales and TAN 12.

Residential Amenity

The proposed amendments primarily relate to revisions to the internal layout and unit mix of the approved residential conversion together with limited external alterations to fenestration and entrance arrangements.

In respect of neighbouring occupiers, the amended scheme would not materially alter the relationship between the building and surrounding properties compared to the extant permission. The proposed fenestration changes are limited in nature and would not give rise to any unacceptable overlooking, overbearing or overshadowing impacts beyond those already considered acceptable under planning permission P2021/0032.

In respect of future occupiers, the amended flats would continue to provide an acceptable standard of accommodation within a sustainable town centre location. The revised layouts retain adequate outlook and natural light provision, and the proposed residential use of the building remains consistent with that previously approved.

Whilst the proposal would result in a revised unit mix comprising one-bedroom flats only, this change is not considered to give rise to any unacceptable residential amenity impacts.

Accordingly, the proposed amendments are considered acceptable in residential amenity terms and remain in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan and relevant guidance within Planning Policy Wales.

Highways and Parking

Highway and parking impacts associated with the residential conversion of the building were previously assessed as part of planning permission P2021/0032 and the subsequent appeal decision. There is no increase in residential units, no alteration to the approved access arrangements and no changes likely to materially change traffic generation from what was previously assessed.

Whilst the proposal would result in a revised unit mix comprising one-bedroom flats only, it is not considered that this would materially alter the overall parking demand or highway impacts associated with the development, particularly having regard to the sustainable town centre location of the site with good access to public transport and local services.

The proposal would therefore not give rise to any unacceptable highway safety or parking impacts and remains acceptable in accordance with Policies SP20 and TR2 of the Neath Port Talbot Local Development Plan.

Flood Risk and Drainage

Flood risk considerations associated with the residential conversion of the building were previously assessed as part of planning permission P2021/0032 and the subsequent appeal decision. The current application does not propose:

- Any increase in the number of residential units;
- Any extension to the building footprint;
- Any alterations to ground levels;
- Any changes to access or egress arrangements; or
- Any amendments to the approved drainage arrangements.

The proposed amendments are limited to internal layout revisions together with minor alterations to fenestration and entrance arrangements. As such, the amendments do not materially alter the flood risk considerations previously assessed and accepted through the extant planning permission and appeal decision.

Accordingly, it is considered that the proposed development as amended would not give rise to any additional flood risk concerns and remains acceptable having regard to Planning Policy Wales, TAN 15 and Policies SP1 and EN8 of the Neath Port Talbot Local Development Plan.

Other Material Considerations / Consultations

No objections have been raised by consultees in relation to the proposed variation of Condition 2. Where responses have been received, consultees have confirmed that the amended plans do not materially alter the conclusions reached in respect of the extant planning permission.

The proposed amendments do not give rise to any new or materially different impacts in respect of ecology, environmental health, drainage, highways or other material planning considerations beyond those previously considered acceptable under planning permission P2021/0032.

No third-party representations have been received which raise issues that would warrant refusal of the application.

CONCLUSION

The decision to recommend planning permission be issued has been taken in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that applications are determined 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.

This application seeks to vary Condition 2 (approved plans) of planning permission P2021/0032 to allow amended floor plans and elevations associated with the approved residential conversion of Cymric House.

The assessment of the application is limited to consideration of whether the proposed amendments are acceptable in planning terms and does not revisit the principle of residential development, which has already been established through the extant planning permission and appeal decision.

The proposed amendments comprise revisions to the internal layout and unit mix together with minor changes to fenestration and entrance arrangements. The proposal would not alter the established residential use of the site, increase the overall number of approved units, or materially alter the scale, footprint or character of the approved development.

Having regard to the relevant development plan policies, national planning policy and all other material considerations, it is concluded that the proposed amendments constitute minor material changes to the approved scheme and would not result in any unacceptable impacts in respect of visual amenity, residential amenity, highways, flood risk or any other material planning consideration.

Accordingly, the proposed development remains in accordance with Policies SP1, SP2, SP3, SP4, SP20, SP21, SC1, I1, TR2, BE1 and EN8 of the Neath Port Talbot Local

Development Plan together with Planning Policy Wales, Future Wales and the Well-being of Future Generations (Wales) Act 2015.

Approval of the Section 73 application is therefore recommended, with all other conditions attached to planning permission P2021/0032 remaining unchanged.

RECOMMENDATION

Approved

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

Time Limit Conditions

- 1 The development shall begin not later than the 23 June 2027.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990.

List of Approved Plans

- 2 The development shall be carried out in accordance with the following approved plans and documents:
Proposed floor plans (Drawing No 003/RevA);
Proposed elevations (Drawing No 004/RevA)
Location / Block Plan (Drawing No 100 Rev 0);
FLB-JBAU-XX-XX-RP-Z-0001-S3-PO1 Cymric_House_FCA;
FLB-JBAU-XX-XX-TN-Z-0002-S3-PO1 Cymric_House_Hydrology_Review;
Design and Access Statement;
Planning Statement.

Reason:

To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application.

Pre-Commencement Conditions

- 3 No development shall take place on site until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors;
 - ii. loading and unloading of plant and materials;
 - iii. storage of plant and materials used in constructing the development;

- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason:

In the interests of highway and pedestrian safety, the environment, and the amenity of residents (LDP Policies BE1 and TR2).

- 4 Prior to the commencement of any development on site, a scheme shall be submitted to and approved in writing by the Local Planning Authority for the provision of refuse and recycling for the flats, including collection arrangements. The scheme, as approved, shall be fully implemented prior to the first occupation of any flat, and retained as such thereafter.

Reason:

In the interest of highway and pedestrian safety, the environment, and the amenity of residents (LDP Policies BE1 and TR2).

- 5 No development shall take place on site until a scheme for the provision of cycle storage (1 stand per 5 bedrooms) serving the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The scheme, as approved, shall be fully implemented on site prior to the first occupation of any flat, and retained as such thereafter.

Reason:

In the interest of highway safety and active travel (LDP Policy TR2).

Action Conditions

- 6 Notwithstanding the submitted details and prior to the first occupation of any flat, a scheme for the provision of artificial nesting boxes for birds shall be submitted to and approved in writing by the Local Planning Authority. The scheme, as approved, shall be fully implemented on site prior to the first occupation of any flat, and retained as such thereafter.

Reason:

In the interest of biodiversity, and to mitigate loss of bird nesting/foraging habitats under the Habitats Regulations (amended 2012) (LDP Policy SP15).

- 7 Notwithstanding the submitted details and prior to the first beneficial occupation of any flat, a scheme for the provision of one-way mirrored film to all habitable room windows on the ground-floor shall be submitted to and approved in writing by the Local Planning Authority. The scheme, as

approved, shall be fully implemented on site prior to the first occupation of the respective flat, and retained as such thereafter.

Reason:

In the interest of residential amenity of the future occupiers of the ground floor flats to prevent any unacceptable overlooking for passers-by (LDP Policy BE1).

- 8 Prior to the first occupation of any part of the development, a Flood Emergency Plan (FEP) shall be submitted to and agreed in writing by the local planning authority. The FEP shall include details of the procedures to be taken by residents in the event of a flood occurring, including remaining in situ. All future occupants of the dwellings shall be provided with a copy of the FEP on occupation of the property.

Reason:

To ensure the safety of occupants during an extreme flood event (LDP Policy SP1).

Case Officer	Matthew Griffiths
Telephone No.	01639 686776
Date of Recommendation	18th May 2026