

OFFICER REPORT

Application Number: P2026/0283

Site Address: 9 Addison Road Sandfields Neath Port Talbot SA12 6HJ

Proposal: Discharge of Condition 6 (external materials) of planning application P2024/0591 approved on 3.09.2025.

Applicant: Mr Piku Das

Agent: N/A

Ward: Sandfields East

Application Type: Discharge of Conditions

Valid Date: 5th May 2026

Statutory Expiry Date: 29th June 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 6th May 2026

RECOMMENDATION - Approved

DETAILS OF APPLICATION TO WHICH APPROVAL OF DETAILS REQUIRED BY CONDITION RELATES:-

App. Number:	P2024/0591
Development:	Detached 4-bedroom dwelling and associated car parking and site access.

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 6:**

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the visual amenity of the area, in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan.

BRIEF DESCRIPTION OF SUBMITTED DETAILS

- General material details with picture samples.

CONSULTATIONS / REPRESENTATIONS

None.

ASSESSMENT

The submitted details and picture samples proposed to be used in the construction of the external surfaces of the dwelling correspond with the general character and appearance of a standard dwelling and will result in a dwelling that is in-keeping to the overall aesthetic of the streetscene, with the roof colour corresponding with that of neighbouring and nearby residential properties. As such, the proposed materials to be used in the construction of the external surfaces of the dwelling are considered acceptable, and Condition 6 is therefore satisfied.

CONCLUSION

Given that the proposed materials correspond with the general character and appearance of a traditional residential dwelling and the streetscene, they are considered to have an acceptable impact on visual amenity, and as such, Condition 6 is satisfied.

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 Lewis Byng
Telephone No. 01639 686746
Date of Recommendation 26th May 2026