

OFFICER REPORT

Application Number: P2026/0241

Site Address: 32 Station Road Port Talbot Neath Port Talbot SA13 1JS

Proposal: Change of Use of first floor B8 Storage to C5 Dwellinghouse to be used otherwise than a sole or main residence and occupied for 183 days or fewer and bike/bin store.

Applicant: Mr Mahish Thevarajah

Agent: Mrs Caroline Grey

Ward: Port Talbot

Application Type: Full Plans

Valid Date: 21st April 2026

Statutory Expiry Date: 15th June 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 19th May 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site comprises a first-floor section of No. 32 Station Road, in Port Talbot town centre, located on a corner plot joining Station Road and Courtland Place. The area currently operates as a storage area within the B8 use class, with an existing area for car parking located to the rear. The streetscene is mixed with a combination of residential flats primarily located at first-floor level, and commercial units primarily located at ground floor level.

DESCRIPTION OF DEVELOPMENT

Planning consent is sought for the change of use from storage area (B8) to dwellinghouse (C5) and bike/bin store.

NEGOTIATIONS

None.

PLANNING HISTORY

The application site has the following relevant planning history: -

P1988/6423: Hardstanding to provide parking facilities for staff. Application approved on 10th April 1988.

CONSULTATIONS

Natural Resources Wales (NRW): No objection.

Highways: No objection.

Dwr Cymru (Welsh Water): No objection (include condition).

REPRESENTATIONS

Neighbouring properties were consulted on 21st April 2026.

A site notice was also placed adjacent to the application site on 28th April 2026.

In response, to date, no representations have been received from members of the public.

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

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.

PPW12 is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- Technical Advice Note (TAN) 12: Design (2016)
- Technical Advice Note (TAN) 15: Development, Flooding and Coastal Erosion (2025)

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:

Strategic Policies

- **Policy SP15** Biodiversity and Geodiversity

Topic Based Policy

- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design
- **Policy SC1** Settlement Limits

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 impact on the visual amenity of the area, the amenities of neighbouring residents and highway safety.

Principle of Development

Policy SC1 (Settlement Limits) of the Neath Port Talbot LDP outlines that, “Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy will be acceptable in principle”.

Given its moderate scale and nature, the proposal is considered to be proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy and as such, accords with Policy SC1 of the Neath Port Talbot LDP.

Impact on Visual Amenity

Given that no physical external alterations are proposed to the building, and the moderate scale and nature of the proposed bike and bin storage area, the proposal is considered to retain the existing character and appearance of the property, and as such is considered to have a visual impact that is not over and above that existing. Therefore, the proposal is considered to accord with Policy BE1 of the Neath Port Talbot LDP.

Impact on Residential Amenity

The application site is uniquely sited within the furthest section of the existing flat roof rear projection at first floor, and as such, is located in relative isolation. Given the lack of proposed alterations to the property itself, it is considered that there will be no adverse overbearing or overshadowing impacts to nearby properties. Moreover, given its siting and orientation to nearby properties, the only windows within the southern elevation will face towards an open parking area located to the rear of 28 Station road and do not have the capability to provide detrimental overlooking views of neighbouring properties.

The proposed bike and bin storage area is moderate in scale and appropriately sited to avoid any detriment to the residential amenity of neighbouring properties.

The proposal also complies with the dimensions and requirements for self-contained flats outlined within the NPT HMO Space and Amenity Standards document, as well as benefitting from sufficient outlook from windows to the proposed studio flat. Therefore, the amenity of the occupiers of the proposed studio flat is acceptable.

In relation to the window sited within the southern elevation serves the bathroom, a condition will be attached to any permission ensuring that this window is obscurely glazed to retain the privacy of the occupier of this studio flat. The proposal is therefore considered to have an acceptable impact on the residential amenity of neighbouring properties, as well as the occupier, according with Policy BE1 of the Neath Port Talbot LDP.

Parking and Access Requirements and Impact on Highway Safety

The Head of Transport and Engineering (Highways) has raised no objection to the proposal, outlining that given that the proposal will not be utilised for a full calendar year, the anticipated level of trip generation is expected to be low, as well as highlighting the sustainable location of the application site with good access to public transport and local services within walking distance, therefore not requiring the provision of dedicated off-street car parking. As such, the proposal is considered to have an acceptable impact on highway safety in accordance with Policy TR2 of the Neath Port Talbot LDP.

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 Statement has been submitted alongside this proposal, outlining that given the nature of the proposal, will have no unacceptable impact on biodiversity. Whilst this may be the case, the stepwise approach outlined in edition 12 of Planning Policy Wales requires a form of biodiversity enhancement within every application. As such, it is considered reasonable and necessary to condition the implementation of a bird nesting box on the host property, to be retained in perpetuity.

Flood Risk / Drainage

The Flood Map for Planning identifies the application site to be partially at risk of flooding and within Flood Zone 2 and 3 (Sea). NRW highlight that the site does not fully comply with Figure 5 of TAN15, with the rear of the property being shown to be at risk in 0.5% plus climate change allowance, although the flood depths are shown to be minimal. In the 0.1% plus climate change allowance event the flood depths are within the tolerances of Figure 6 of TAN15. NRW outline that whilst the proposal does not fully comply with TAN15, they acknowledge the site's location and the limited flood risk associated with the site, and as such, advise that it is a matter for the Local Authority to be satisfied that the risks and consequences of flooding can be managed in accordance with TAN15.

Whilst Given that NRW themselves highlight that the application site benefits from limited flood risk, the fact that there are no bedrooms proposed on the ground floor, the residential setting and nature of the immediate streetscene, as well as the partially defended nature of this area of the Flood Zone, it is considered that the proposal would not be detrimentally impacted by flooding.

The application site is also shown to be located within Flood Zone 2 (Surface Water and Small Watercourses), however, upon review of the Flood Map for Planning, it would appear that the application site is not affected by this Flood Zone.

Welsh Water have outlined that the proposal will utilise an existing connection with no change in footprint of the existing premises, and as such, raise no objection to the proposal, subject to the including of a condition which relates to surface water from any increase in the roof area. Given that the proposal does not increase the roof area of the building, this condition is not considered relevant or necessary.

Other Matters

The application site has also been identified as being located within an area of potentially contaminated land. Notwithstanding this, given that there are no external alterations or ground breaches, Environmental Health (Contaminated Land) have raised no objection to the proposal. As such, the proposal is considered to accord with Policy EN8 of the Neath Port Talbot LDP.

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 SP15 (Biodiversity and Geodiversity), TR2 (Design and Access of New Development), BE1 (Design) and SC1 (Settlement Limits).

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 The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of 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:

26-497P/106 (Site Location Plan and Block Plan).
26-497P/104 (Proposed Building First Floor Plan General Arrangement).
26-497P/105 (Proposed Building Elevations General Arrangement).
Biodiversity (Green Infrastructure) Statement.

Reason:
In the interests of clarity.

Regulatory Conditions

- 3 Notwithstanding the details submitted, prior to the first beneficial use of the development hereby approved, the windows on the southern elevation serving the bathroom shall be fitted with obscured glazing, and any part of the window/s that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained as such thereafter,

Reason :
In the interest of the amenities of the adjoining property/ies, and to ensure accordance with Policy BE1 of the adopted Neath Port Talbot Local Development Plan.

- 4 Prior to the first beneficial use of the development hereby permitted, an artificial nesting site for birds shall be erected on the dwelling to one of the following specifications, and retained as such thereafter;
Nest Box Specifications for House Sparrow Terrace:
Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings.
Entrance holes: 32mm diameter
Dimensions: H310 x W370 x D185mm
or
Swift Nest Box Specification:
Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.
Dimensions: H150 x W340 x D150mm

Reason:
In the interest of biodiversity, and to mitigate to loss of bird nesting/foraging habitats under the Habitats Regulations (amended 2012) and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

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