

SITE AND CONTEXT

The site comprises a two-storey property named Rowan Oaks, School Street, Pontrhydyfen. The property is one of two created from the conversion of a former school. The application site is on the edge of an established residential area with a playground opposite to the east and the other converted property Ty Rhosyn to the south. To the west and north the land is wooded and the ground level slopes steeply downwards towards the River Avan.

The application site is located within of the settlements boundary as defined by Policy SC1 of the NPTCBC LDP.

DESCRIPTION OF DEVELOPMENT

This is a full application for an outbuilding. An application is required for the proposal as condition 9 of planning consent P2020/0937 removed the permitted development rights for the erection of buildings normally afforded by Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales).

The proposed outbuilding would be located 12m to the west of the rear elevation of the host dwelling. The outbuilding would have a width of 7.65m and a depth of 4.65m with a ridge height of 3.95m and an eaves height of 2.4m. The outbuilding is oriented to face northeast with patio doors and two windows on the front elevation, a window and door on the northwest facing elevation and three windows on the rear, south west facing elevation.

NEGOTIATIONS

None

PLANNING HISTORY

The application site has the following, relevant planning history:

P2020/0937 - Conversion of Former Pontrhydyfen Primary School into 2 number Residential Dwellings with Detached Garage and associated Access. Approved 15/12/20

CONSULTATIONS

None

REPRESENTATIONS

The neighbouring property was consulted on 7/5/26.

Site notices were also posted adjacent to the site on 12/5/26

In response, to date no representations have been received.

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.

Paragraph 6.4.2 – *“The Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty (Section 6 Duty). This duty applies to public authorities in the exercise of their functions in relation to Wales and will help maximise contributions to achieving the well-being goals. The Nature Recovery Action Plan supports this legislative requirement to reverse the decline in biodiversity, address the underlying causes of biodiversity loss by putting nature at the heart of decision-making and increasing the resilience of ecosystems by taking specific action focused around the 6 objectives for habitats and species”.*

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 (March 2016)

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:

- **Policy BE1** Design
- **Policy TR2** Design and Access of New Development
- **Policy EN6** Important Biodiversity and Geodiversity Sites
- **Policy EN7** Important Natural Features

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 impact on the protected tree, the amenities of neighbouring residents and highway safety.

Impact on Visual Amenity

With the proposed outbuilding being located to the rear of the property, its size, siting and design, it is not considered that the development would undermine the character and appearance of the application dwelling. It is proposed that the elevations are to be pink stone and brick reclaimed from the former school and to be roofed with composite slate roof tiles. Materials for the doors, windows, fascias and rainwater goods were not specified and as such it is recommended that should consent be granted a suitably worded condition be imposed that these materials match the host dwelling.

In light of the aforementioned information, it is not considered that the proposed development would undermine the overall appearance and design nor would it detract from the character and appearance of the streetscene. As such, it is considered that the proposal would comply with Policy BE1 of the Neath Port Talbot Local Development Plan.

Impact on Residential Amenity

With regard to the dwelling to the southeast, Ty Rhoshyn, the outbuilding would be located approximately 12.5m from this dwelling. No windows are proposed on the outbuilding on the southeast facing elevation which could introduce an overlooking

impact on this dwelling. Given the size of the proposal, 12.5m separation distance, and orientation to the northwest of Ty Rhosyn, this means that there would be no unacceptable adverse overshadowing or overbearing issues introduced by the development on this property.

With regard to the property's opposite to the east of the application site, Kingfisher Bungalow and School House, the proposed outbuilding would be completely screened by the host dwelling on the application site and as such there would be no overlooking, overshadowing or overbearing impacts on these properties.

Two windows are proposed in the western corner of the outbuilding serving a WC (Northwest and southwest elevations) and it is recommended that should permission be granted a suitably worded condition be imposed to obscurely glaze these windows in the interests of the amenity of the occupant.

Taking the above into account, it is not considered that the development will adversely affect the residential amenity of any of the surrounding properties. It is therefore considered that the proposal would comply with Policy BE1 of the Local Development Plan.

Parking and Access Requirements and Impact on Highway Safety

Given that the proposal has not altered the parking requirement from the existing use nor displaced any existing parking it is considered that the proposal would be acceptable in terms of highway and pedestrian safety. The development would therefore accord with Policy TR2 of the Neath Port Talbot Local Development Plan

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 was submitted in support of this application and will provide a bat access slate on the roof which will be secured by a suitably worded condition.

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 BE1, EN6, EN7 and TR2 of the Neath Port Talbot Local Development Plan.

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.