

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: 2/3/25/0786/00
APPLICANT: MR B KUMAR
LOCATION: CHICKEN VALLEY, 9 WYVERN AVENUE,
SANDFIELDS, NEATH PORT TALBOT, SA12
7ER
PROPOSAL: DEMOLITION OF REAR EXTENSION,
CONSTRUCTION OF A SINGLE STOREY REAR
EXTENSION AND FRONT ACCESS RAMP.

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 objection to the above scheme, subject to the following conditions applicable to proposed works at both the front and rear of 9 Wyvern Avenue:

Ramped Access (Front of Property)

1. The construction of the proposed ramped access as detailed on the submitted plan 2513/WA/05 demonstrates the entirety of the ramp, including any associated landings, walls, handrails, or ancillary structures, is located wholly within the existing leasehold boundary of the property and does not encroach in any way onto the public highway.

The development shall proceed strictly in accordance with the approved plan and shall be maintained as such thereafter.

Reason:

To ensure that the access arrangements remain within land under the applicant's control, to prevent any encroachment onto the public highway in accordance with highway safety requirements.

Rear Extension (Outside Current Leasehold Area)

2. The proposed rear extension lies partially outside the current leasehold boundary. No works associated with the construction of the rear extension shall begin until:
 - i. Formal written approval has been obtained from Neath Port Talbot County Borough Council's Property and Regeneration Section for the use of the affected land.
 - ii. An amendment to the leasehold boundary (or other appropriate legal agreement) has been completed to incorporate the full footprint of the proposed extension.

Evidence of both the required permission and completed lease amendment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement.

Reason:

To ensure the development occurs only on land under the applicant's legal control and with the necessary landowner consents and doesn't impede any vehicular access to the rear of the property.

The following conditions are also applicable to this scheme:

3. Prior to first use, the ramped access shall be surfaced in porous material, or provision must be made to direct run-off water from the hard surface, to a permeable porous area or surface within the curtilage of the hot food takeaway, with no surface water allowed to flow out onto the public highway and permanently maintained as such thereafter.
4. The ramped area shall be constructed in accordance with drawing no. 2513/WA/05, tying into the existing raised footway adjacent to the site. These are in compliance with the requirements of *Approved Document M of the Welsh Government Building Regulations 2010* and best practices set out in *BS 8300*.
5. No rainwater shall discharge from the roof of the proposed rear extension onto the public highway.

NOTES TO APPLICANT

SIGNED:  DATE: 13/02/2026
pp **HEAD OF ENGINEERING & TRANSPORT**