

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: 2/3/26/0263/00
APPLICANT: MR ROSS MORGAN
LOCATION: 3 HEOL Y GWRGAN, MARGAM, NEATH PORT
TALBOT, SA13 2DG
PROPOSAL: RETENTION AND COMPLETION OF A
DETACHED GARAGE

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:-

In principle, I have no highway safety objection to the provision of a domestic garage to the rear of 3 Heol Y Gwrgan, Margam. However, concerns are raised regarding the dimensions of the pre-erected structure.

1. The submitted details indicate that the garage has an internal length of approximately 5.7 metres, which falls short of the 6m minimum set out within the Council's adopted parking standards. Whilst it is acknowledged that a structure of this size may be capable of accommodating a single vehicle, it does not fully comply with current standards and may restrict its practical use. It is also noted that there appears to be sufficient space to the rear of the structure to enable the garage to be extended to achieve the required 6 metre length, and it is therefore recommended that the plans are revised accordingly.
2. It is noted that the existing porch is to be demolished prior to the first use of the garage in order to facilitate vehicular access and manoeuvrability, which is supported and required by the Highways department.
3. The width of the driveway does not fully accord with the requirements of the NPTCBC Parking Standards. However, this represents an existing access arrangement which is already established and in use serving the property.

SIGNED: Miss A Smith..... DATE: 22/06/2026.....
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HIGHWAYS REF: OBS260263