

PLANNING STATEMENT

Proposed Development: Proposed Replacement Dwelling

Site Address: 33 Furnace Terrace, Penrhiwtyn, Neath SA11 2EE

1. Introduction

This Planning Statement has been prepared in support of a full planning application for the reconstruction of a fire-damaged dwelling at 33 Furnace Terrace, Penrhiwtyn, Neath.

The application seeks consent for the replacement of the former dwelling on a like-for-like basis following extensive fire damage that rendered the property beyond economic repair. The proposal reinstates a long-established residential use and does not introduce any new form of development or intensification of use.

The application is supported by:

- Existing and Proposed Plans and Elevations.
 - Flood Consequence Assessment by Ashfield Solutions Group Ltd.
 - Coal Mining Risk Assessment by Blandford Consulting.
 - Green Infrastructure Statement
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2. Site Description

The site comprises the former dwelling known as 33 Furnace Terrace, located within the established residential area of Penrhiwtyn, Neath.

The property formed the end dwelling within a short terrace and historically operated as a residential dwellinghouse. Following a significant fire in 2025, the structure became unsafe and has subsequently been demolished. The site remains within residential use and is surrounded by existing housing.

The site is bounded by:

- Existing residential properties to the east;
 - Furnace Terrace and the railway corridor to the west;
 - Residential properties to the north and south.
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3. Proposed Development

The proposal comprises the reconstruction of the former dwelling as a replacement house following fire damage.

The proposed dwelling:

- Occupies the same plot as the former dwelling;
- Retains the existing residential use;
- Maintains the established building footprint;
- Maintains the existing scale and massing;
- Preserves the established relationship with neighbouring properties;
- Utilises materials matching the character of the existing terrace.

The submitted drawings demonstrate that the proposal represents a like-for-like replacement with only minor internal alterations to improve modern living accommodation.

4. Planning Policy Context

The proposal should be considered against:

- Planning Policy Wales (Edition 12);
- Future Wales – The National Plan 2040;
- Technical Advice Note 15 (Flooding);
- Neath Port Talbot Local Development Plan.

The principle of residential development is firmly established by the historic lawful use of the site as a dwellinghouse.

The proposal does not involve the loss of any protected land use, open space, community facility or employment land and therefore accords with the general objectives of national and local planning policy to support sustainable communities and the efficient reuse of previously developed residential land.

5. Design and Character

The replacement dwelling has been designed to reflect the form, scale and appearance of the former property and surrounding terrace.

External materials comprise:

- Rendered walls;
- Concrete tiled pitched roof;
- White uPVC windows and doors;
- White uPVC rainwater goods.

The proposal therefore preserves the visual character of Furnace Terrace and will not result in any adverse impact upon the street scene or wider area.

As the replacement follows the established built form and plot arrangement, no material impacts are anticipated on neighbouring residential amenity.

6. Flood Risk and TAN 15

The site lies within an area identified as being at risk from tidal flooding and is therefore supported by a detailed Flood Consequence Assessment prepared by Ashfield Solutions Group Ltd.

The FCA confirms that:

- The proposal is the replacement of a fire-damaged dwelling.
- There is no increase in footprint.
- There is no increase in vulnerability beyond the existing lawful residential use.
- The proposal will not increase flood risk elsewhere.
- Appropriate flood resilience and resistance measures can be incorporated into the redevelopment.

Importantly, the FCA concludes that the development is acceptable in planning terms because it reinstates an existing dwelling rather than introducing a new residential use within the floodplain. The report confirms that suitable mitigation measures can be implemented to ensure the building is appropriately flood resistant and resilient.

Recommended measures include:

- Flood barriers;
- Self-closing airbricks;
- Non-return drainage valves;
- Flood resilient construction materials;
- Raised electrical installations;
- Registration for NRW flood warning services.

The FCA therefore concludes that the development is suitable for the proposed location.

7. Coal Mining and Ground Stability

A Coal Mining Risk Assessment has been prepared by Blandford Consulting.

The assessment concludes:

- No recorded shallow mine workings beneath the site;
- No probable shallow workings identified;
- No recorded mine entries within the site;
- No known mining subsidence claims affecting the site;
- Low risk from mine gas;
- No radon protection measures required.

The report concludes that there is no recognised risk to the proposed development arising from mining legacy and that standard shallow spread foundations would be appropriate subject to normal site investigation.

9. Green Infrastructure and Biodiversity

Planning Policy Wales requires developments to maintain and enhance green infrastructure assets and deliver biodiversity enhancement.

A separate Green Infrastructure Statement accompanies this application and demonstrates that the proposal will not result in the loss of any significant green infrastructure features. The development comprises the reconstruction of a former dwelling on an established residential plot and retains existing garden areas and permeable surfaces.

The proposal will deliver biodiversity enhancements through the incorporation of integrated bat and bird nesting features together with opportunities for native planting within the residential curtilage.

The scheme therefore provides a measurable biodiversity benefit in comparison with the former dwelling and accords with the duties contained within Section 6 of the Environment (Wales) Act 2016 and the objectives of Planning Policy Wales.

9. Planning Balance

The proposal represents the reinstatement of a long-established dwelling that was lost as a result of accidental fire damage.

The development:

- Reuses an existing residential plot;
- Restores an established dwelling to the housing stock;
- Preserves the character of the terrace;
- Does not increase residential density;
- Does not increase flood risk elsewhere;
- Is supported by detailed flood and mining assessments;
- Provides social and economic benefits through the reinstatement of a vacant residential property.

Any flood-related constraints have been comprehensively assessed through the FCA, which demonstrates that appropriate mitigation measures can be incorporated and that the proposal is acceptable within the context of TAN 15.

10. Conclusion

This application seeks planning permission for the replacement of a fire-damaged dwelling at 33 Furnace Terrace, Neath.

The proposal represents a like-for-like reconstruction of a former residential property and does not result in any material increase in footprint, scale, intensity of use or flood risk. The development respects the character of the surrounding area, is supported by technical assessments relating to flood risk and coal mining legacy, and accords with the objectives of national and local planning policy.

Accordingly, it is respectfully submitted that planning permission should be granted.