

PLANNING STATEMENT

Demolition of Fire-Damaged Dwelling and Construction of Replacement Dwelling

33 Furnace Terrace, Penrhiwtyn, Neath, SA11 2EE

Prepared by Brennan Architectural Design

June 2026

Site Address	33 Furnace Terrace, Penrhiwtyn, Neath, SA11 2EE
Agent	Brennan Architectural Design
Proposal	Demolition of the remaining fire-damaged dwelling structure and construction of a replacement dwelling.
Application Type	Full Planning Application
Purpose of Statement	To support the planning application and clarify the existing site condition, proposed development and relevant planning considerations.



Photograph 1: Existing fire-damaged dwelling on site.

1. Introduction

This Planning Statement has been prepared in support of a full planning application for the demolition of the remaining fire-damaged dwelling structure and the construction of a replacement dwelling at 33 Furnace Terrace, Penrhiwtyn, Neath.

The existing dwelling has been significantly damaged by fire and remains on site in a poor state of repair. The property is not suitable for occupation in its current condition. The application seeks consent to remove the damaged remaining structure and construct a replacement dwelling within the same established residential plot and within the same footprint / general position as the existing dwelling.

The proposal reinstates the long-established residential use of the site and does not introduce an additional dwelling, intensification of use, or a materially different form of development.

The application is supported by the following documents:

- Existing and proposed plans and elevations;
- Existing and proposed block plans;
- Flood Consequence Assessment prepared by Ashfield Solutions Group Ltd;
- Coal Mining Risk Assessment prepared by Blandford Consulting;
- Green Infrastructure Statement;
- Any further technical information requested by consultees during the application process.

2. Site Description and Existing Condition

The site comprises the dwelling known as 33 Furnace Terrace, located within the established residential area of Penrhiwtyn, Neath. The property forms the end dwelling within a short terrace and has historically operated as a residential dwellinghouse.

Following a significant fire in 2025, the building suffered extensive damage and is now in a poor condition. The existing structure remains on site, however the damage is such that the building is no longer capable of occupation without substantial intervention. The application therefore seeks permission for the demolition of the remaining damaged structure and construction of a replacement dwelling.

The site remains an established residential plot. The proposal does not seek to create a new residential use or develop a previously undeveloped parcel of land. The replacement dwelling would sit within the same plot and same footprint / general position as the existing dwelling.

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.

A site photograph is included on the cover page of this statement to illustrate the current condition of the existing fire-damaged building.

3. Proposed Development

The proposed development comprises the demolition of the remaining fire-damaged dwelling structure and the construction of a replacement dwelling.

The proposed dwelling:

- Occupies the same established residential plot as the existing dwelling;
- Retains the established residential use of the site;
- Maintains the existing building footprint / general position;
- Maintains the existing scale and massing of the former dwelling;
- Preserves the established relationship with neighbouring properties;

- Uses external materials that reflect the character of the terrace;
- Does not increase the number of dwellings on the site.

The submitted drawings demonstrate that the proposal represents a like-for-like replacement in planning terms, with only minor internal alterations to provide modern living accommodation.

4. Planning Policy Context

The proposal should be considered against the relevant national and local planning policy framework, including:

- Planning Policy Wales, Edition 12;
- Future Wales - The National Plan 2040;
- Technical Advice Note 15 - Development, Flooding and Coastal Erosion;
- Neath Port Talbot Local Development Plan.

The principle of residential use on the site is firmly established by the historic lawful use of the property as a dwellinghouse. The proposal does not involve the loss of any protected land use, open space, community facility or employment land.

The development would make efficient use of an existing residential plot and would restore a damaged dwelling to the local housing stock. It therefore accords with the general objectives of national and local planning policy to support sustainable communities and appropriate redevelopment of previously developed residential land.

5. Design, Character and Residential Amenity

The replacement dwelling has been designed to reflect the form, scale and appearance of the existing / former dwelling and the surrounding terrace. The intention is to reinstate the established built form rather than introduce a materially different design or scale of development.

External materials are proposed to comprise:

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

The proposal would preserve the visual character of Furnace Terrace and would not result in any adverse impact on the street scene or wider area. As the replacement dwelling follows the established built form and plot arrangement, no material impacts are anticipated on neighbouring residential amenity in terms of overlooking, overbearing impact, loss of light or loss of privacy.

6. Site Levels, Means of Enclosure and External Areas

No changes are proposed to site levels, boundary treatments, access arrangements, means of enclosure, parking areas or garden / soft landscaped areas unless specifically shown on the submitted drawings.

The proposal is limited to the removal of the remaining fire-damaged dwelling structure and the construction of a replacement dwelling within the same established residential plot. Existing external arrangements will remain as existing, subject only to any works necessary to facilitate safe construction and reinstatement of the dwelling.

The proposed block plan will clarify the retained site features and will include a note confirming that existing levels, means of enclosure and external areas are to remain unchanged unless otherwise stated.

7. Access and Parking

The site benefits from an established residential use and existing access arrangements associated with the former dwelling. The proposal does not create an additional dwelling or intensify the residential use of the site.

Existing and proposed parking arrangements are shown on the submitted block plans. Where parking arrangements remain unchanged, this is confirmed on the drawings. The development is therefore not considered to give rise to any material highway or parking impact when compared with the established use of the site.

8. Drainage and Existing Sewer

The presence of the sewer to the rear of the property has been noted. The proposal is for a replacement dwelling within the same footprint / general position as the existing fire-damaged dwelling and does not introduce built development further toward the sewer than the previous built form.

The sewer position will be reviewed against the proposed dwelling footprint. Where any part of the proposed works falls within the relevant proximity distance or easement, the applicant will liaise with Welsh Water / Dwr Cymru and obtain the appropriate build-over or build-near agreement where required.

Any necessary construction details relating to works near the sewer can be agreed through the Welsh Water approval process and/or Building Regulations. The matter does not alter the planning principle of replacing the existing fire-damaged dwelling on an established residential plot.

9. 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 Flood Consequence Assessment 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.

The Flood Consequence Assessment 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. 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.

10. Coal Mining and Ground Stability

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

The assessment concludes that there are 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, a low risk from mine gas and no requirement for radon protection measures.

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 and Building Regulations requirements.

11. Green Infrastructure and Biodiversity

Planning Policy Wales requires development to maintain and enhance green infrastructure assets and deliver biodiversity enhancement where appropriate.

A separate Green Infrastructure Statement accompanies this application and demonstrates that the proposal will not result in the loss of significant green infrastructure features. The development comprises the demolition of the remaining fire-damaged dwelling structure and the construction of a replacement dwelling on an established residential plot, with existing garden areas and permeable surfaces retained where practicable.

The proposal can 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 an opportunity for modest biodiversity enhancement in comparison with the existing damaged building and accords with the duties contained within Section 6 of the Environment (Wales) Act 2016 and the objectives of Planning Policy Wales.

12. Planning Balance

The proposal represents the reinstatement of a long-established dwelling that has been severely damaged by fire. The existing building remains on site, but it is in a poor condition and is not suitable for occupation. The proposed replacement would restore the established residential use of the site and return the property to the local housing stock.

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 materially alter the relationship with neighbouring properties;
- 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 and fire-damaged residential property.

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

13. Conclusion

This application seeks planning permission for the demolition of the remaining fire-damaged dwelling structure and the construction of a replacement dwelling at 33 Furnace Terrace, Penrhiwtyn, Neath.

The existing building remains on site in a severely fire-damaged condition. The proposal would replace the damaged building within the same established residential plot and same footprint / general position, without increasing the number of dwellings, scale of development, intensity of use or flood risk.

The development respects the character of the surrounding area, maintains the established residential use of the site, is supported by technical assessments relating to flood risk and coal mining legacy, and provides an opportunity to reinstate a damaged dwelling to the local housing stock.

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