

SITE AND CONTEXT

The application site is located at Kash Superstores, a two-storey detached retail unit located at Bailey Street, Aberavon. The property is a building of local importance with an Art Deco style. The site is relatively flat and located in a residential area consisting primarily of terraced properties with business units to the rear (southeast).

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 retrospective application for the alteration of shopfront for the installation of an automatic teller machine (ATM).

The ATM is predominately located behind a former window on the northern side of the shopfront of the building. The window has been replaced with a grey di-bond panel with the ATM is accessed from the street though an aperture in the window 70cm wide, 80cm above ground level up to a height of 1.4m. The ATM controls project approximately 5cm beyond the shop window.

It should also be noted that there is a concurrent application awaiting determination for advertisement consent (ref P2026/0295) for an illuminated surround sign for this ATM.

NEGOTIATIONS:

None

PLANNING HISTORY

The site has the following relevant planning history:

T1988/6458 – Change of use for a proprietary club. See File. 1/5/88

T1988/6761 - ALTERATIONS TO WINDOW OPENINGS ON FRONT ELEVATION.
Approved 10/10/88

P2026/0295 - Retrospective application for advertisement consent for an illuminated ATM surround sign. Pending decision.

CONSULTATIONS

Highways Authority – no objection.

Environmental Health (Noise) – no objection

REPRESENTATIONS

A site notice was erected on 14/5/26 and the neighbouring property was consulted via letter on 14/5/26

In response, to date no representations have been received.

REPORT

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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 policy is 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.

The following is of particular relevance in the assessment of this planning application:

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking
Policy 9 – Resilient Ecological Networks and Green Infrastructure

PPW12 is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- Technical Advice Note (TAN) 11: Noise
- Technical Advice Note (TAN) 12: Design
- Technical Advice Note (TAN) 15: Development, flooding and coastal erosion.

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:

Strategic Policies

- **Policy SP3** Sustainable Communities
- **Policy SP20** Transport Network
- **Policy SP21** Built Environment and Historic Heritage

Topic Based Policy

- **Policy SC1** Settlement limits
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

Supplementary Planning Guidance:

The following SPG is of relevance to this application: -

- [Design](#) (July 2017)
- Biodiversity and Geodiversity (May 2018)

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 amenities of neighbouring residents, and highway safety.

Impact on Visual Amenity

It is acknowledged that the automated teller machine (ATM) is readily visible from a public vantage point. However, given that the development does not significantly project out forward of the principal elevation of the building on which it is installed; the grey, di-bond panel matches the materials used in the existing fenestration of the shopfront and that the installation of an ATM in a convenience store is not out of character for such a property, it is considered that the development does not

undermine the overall appearance, design and finishes of the existing property, nor detract from the character and appearance of the streetscene. It is therefore considered that the proposal would comply with Policy BE1 of the Neath Port Talbot Local Development Plan.

Impact on Residential Amenity

With regards to the potential impact upon the residential amenity, given the location of the development relative to the surrounding dwellings, and the nature of the development in that it is flush with the principal elevation of the original building, it is not considered that any overbearing or overshadowing impacts would arise. The nearest properties opposite the proposal, Nos. 1 and 2 Leslie Street are oriented perpendicular to the shopfront such that only blank, side elevations face the proposal and as such it is not considered that any privacy issues would arise.

In terms of security and eliminating the risk of antisocial behaviour, it is considered beneficial to have the machine on the road frontage, whereby users of the machine would benefit from natural surveillance of passing motorists and pedestrians along the street. This accords with the Welsh Government's Technical Advice Note on design (TAN 12: Design), which depicts community safety, specifically 'security through natural surveillance' as an objective of good design. In addition, the existing CCTV at the premises acts as a further deterrence. The machine will be appropriately illuminated, taking into consideration existing street-lighting and other background illumination, to further help reduce the opportunity for crime as well as the fear of crime.

The authority's Environmental Health section was consulted with regard to any potential noise concerns regarding the use or operation of the ATM and offered no objection to the proposal.

In light of the aforementioned information, it is not considered that the proposed use would detrimentally impact upon the residential amenity of the surrounding properties. The proposal is therefore considered to accord with Policies BE1 & EN8 of the Neath Port Talbot Local Development Plan.

Parking and Access Requirements and Impact on Highway Safety

The proposed development would not result in the displacement of any existing off-street parking provision nor an increase in parking requirement. The authority's highways section was also consulted on the proposal and offered no objections. It is therefore considered that the proposed change of use would not have a detrimental effect on highway safety and would subsequently be in accordance with Policy TR2 of the Neath Port Talbot Local Development Plan.

Flood risk / Drainage

With regard to the site being within Natural Resources Wales (NRW) flood map for planning defended flood zone 3 for rivers and defended flood zone 3 for seas, a flood consequences assessment would normally be required by TAN15. However, the proposed ATM is not considered to be vulnerable development and is housed internally to the shop unit not altering the footprint of the shop. It is therefore not

considered that a flood consequences assessment would be required as the proposal would not have any effect on any flooding issues in the area.

Biodiversity / Ecology

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 stating the development will provide a bird box to be affixed on the south west elevation at eaves level 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 visual amenity of the area, the amenities of neighbouring residents, or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies SP3, SP20, SP21, SC1, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040, specifically Policy 2 (Shaping Urban Growth and Regeneration - Strategic Placemaking) 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.

