

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: 2/3/26/0337/00
APPLICANT: Mrs Alyson John
LOCATION: 19 Tan Y Groes Place, Taibach, Neath Port
Talbot, SA13 2TU
PROPOSAL: Side extension and new front boundary wall

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:-

The scheme is generally acceptable in principle. However, we have highway safety concerns due to the proposed new front boundary pillar and wall and subsequent highway safety implications.

Whilst the proposed wall follows the general line of the existing front wall, due to the reconfiguration of the driveway to support 2 vehicles fronting the dwelling, and the proposed side extension removing access to the existing garage, we request the access to the driveway is widened to a minimum of 6 metres.

This ensures that either vehicle can use the driveway independently during operation, improving manoeuvrability and limiting any potential obstruction of Tan-Y-Groes Place whilst exiting or entering the driveway. It is noted that whilst Tan-Y-Groes Place is an unclassified highway, it is heavily trafficked, meaning it is essential to avoid potential obstruction and subsequent vehicle stacking wherever possible.

Please note that the required widening of the driveway also requires the widening of the existing vehicular footway crossing, in accordance with NPTCBCs Highway Design Specifications:

Please see the relevant conditions below:

1. Prior to commencement of any works, a scheme shall be submitted detailing the widening of the access to the proposed parking area to a minimum of 6 metres, in accordance with NPTCBCs Highway Design Specifications.
2. Prior to first use of the replacement space the existing vehicular footway crossing shall be widened to a minimum of 6 metres (excluding droppers) to accommodate the widening of the drive. These works are to be constructed to the specification and approval of the Highway Authority.
3. Prior to first use of the driveway, it 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 dwelling to a maximum gradient of 1 in 9, with no surface water allowed to flow out onto the public highway and permanently maintained as such thereafter.
4. The driveway area is not to be obstructed by any chain or other barrier, is to be kept open for entry at all times. Loose material liable to spill onto the carriageway would not be acceptable. The driveway area is to be maintained by the occupier in perpetuity.
5. Pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be provided and maintained each side of each access within which nothing over 600mm in height shall be erected or allowed to grow.
6. Prior to commencement of any works 2.4 metres by 25 metres visibility splays shall be provided in either direction at the point of access.
7. No surface water from within the curtilage of the dwelling shall be allowed to flow out onto the public highway or be connected into the highway drainage system and must be dealt with within the site.

NOTES TO APPLICANT

For the extension of a vehicular crossing over the footway, you should contact the Highways and Engineering Manager of Neath Port Talbot County Borough Council at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (Tel.No. 01639-686344). If you propose to do the work yourself you should contact the above prior to commencing any works within the highway in order to arrange the necessary indemnity and specification for the works.

SIGNED: N. Evans DATE: 07/07/2026
pp HEAD OF ENGINEERING & TRANSPORT