

OFFICER REPORT

Application Number: P2026/0229

Site Address: Brynawel Lane From Glyn Neath Road To Brynawel
Resolven Neath Port Talbot SA11 4DT

Proposal: Subdivision of a single residential dwelling into three
residential dwellings.

Applicant: Mr Gittins

Agent: Jason Evans

Ward: Blaengwrach & Glynneath West

Application Type: Full Plans

Valid Date: 20th April 2026

Statutory Expiry Date: 14th June 2026

Ext. of Time / PPA date: 27th July 2026

Publicity Expiry Date: 1st June 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site comprises a two-storey detached property named Brynawel, which is sited off Glynneath Road, Resolven. The site benefits from a generous curtilage with varied levels throughout and generous driveway area. The dwelling itself is uniquely designed, as whilst all attached and currently forming one singular dwelling, has the appearance and features of three separate dwellings, which form a terrace of some sorts. The property is located in relative isolation, surrounded by dense forestry, with the nearest residential properties located 124m away to the northeast, towards the access point of the track that serves the property.

DESCRIPTION OF DEVELOPMENT

Planning consent is sought for the subdivision of a single residential dwelling into three residential dwellings.

Property one will benefit from three bedrooms. Property two will benefit from five bedrooms. Property three will benefit from two bedrooms. No physical external alterations to the building are proposed.

Physical alterations to the site itself include works to an area of existing bank / retaining wall within the existing driveway area, to provide car parking and a turning area for the proposed dwellings, as well as access track improvements to provide for passing bay areas.

NEGOTIATIONS

Pre-application Q2025/0180 response for an identical scheme was largely positive.

PLANNING HISTORY

The application site has the following relevant planning history: -

Q2025/0180: Proposal to sub-divide a single dwellinghouse into three dwellings.

CONSULTATIONS

Natural Resources Wales (NRW): No objection.

Resolven Community Council: No comments.

Dwr Cymru (Welsh Water): No objection (include condition).

Tree Officer: No objection (include conditions).

Highways: No objection.

Environmental Health (Housing): No comments.

Biodiversity: No objection (include informative).

REPRESENTATIONS

A site notice was placed adjacent to the application site on 20th April 2026.

Neighbouring properties were also consulted on 20th April 2026.

In response, to date, no representations have been received.

REPORT

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 policies are 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.

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

- Technical Advice Note (TAN) 12: Design (2016)
- Technical Advice Note (TAN) 15: Development, Flooding and Coastal Erosion (2025)

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 SP15** Biodiversity and Geodiversity

Topic Based Policy

- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design
- **Policy SC1** Settlement Limits
- **Policy EN2** Special Landscape Areas
- **Policy EN5** Conversion and Extension of Existing Buildings in the Countryside

Supplementary Planning Guidance:

The following SPG is of relevance to this application: -

- [Parking Standards](#) (October 2016)
- [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.

Principle of Development

Policy SC1 (Settlement Limits) of the Neath Port Talbot LDP outlines that, "Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy will be acceptable in principle. Outside settlement limits, development will only be permitted under the following circumstances:

1. It constitutes a sustainable small-scale employment use adjacent to a settlement.
2. It constitutes live-work unit(s) immediately adjacent to a settlement limit in the Valleys Strategy Area only.
3. It constitutes the small-scale expansion of an existing business or the suitable conversion of an existing building.
4. It constitutes the appropriate replacement of an existing dwelling.
5. It is an affordable housing exception site.

6. It is an appropriate rural enterprise dwelling.
7. It is an appropriate 'One Planet Development'.
8. It is a sustainable tourism or farm diversification proposal that is suitable in a countryside location.
9. It is associated with the provision of public utilities, infrastructure and waste management facilities that cannot reasonably be located elsewhere.
10. It is associated with either agriculture, forestry, minerals or energy generation.
11. It relates to the appropriate provision of accommodation for Gypsies / Travellers.
12. It constitutes the provision of open-space and small-scale ancillary facilities adjoining the settlement limit.

The application site is located outside of settlement limits. Notwithstanding this, the proposal is considered to satisfy criterion 4 of the policy, given that the proposal aims to appropriately convert an existing dwellinghouse. Whilst the proposal does not replace a single dwellinghouse like-for-like, the sub-division of the existing shell of the building with no physical alterations to the existing building result in a more sustainable use of countryside land, with no addition to the scale and massing of the building resulting in no harm to the existing countryside. As such, the proposal is considered to accord with Policy SC1 of the Neath Port Talbot LDP.

Policy EN5 (Conversion and Extension of Existing Buildings in the Countryside) of the Neath Port Talbot LDP outlines that the alteration, extension or conversion of existing suitable buildings outside the defined settlement limits for residential, employment or tourism uses will only be permitted where:

1. The existing building is structurally sound and is capable of conversion without substantial major external alteration or reconstruction.
2. In the case of changes of use to residential purposes alone:
 - a) It can be demonstrated that there are no viable alternative uses to secure the retention of the building; and
 - b) That the building is of architectural and / or historic merit.
3. In the case of residential extensions, the extension does not result in a disproportionate increase in the size, scale and massing of the building.

The existing building is structurally sound and in good condition, clearly capable of conversion without substantial external alteration, which the proposal does not propose anyway, satisfying criterion 1. The proposal does not relate to a change of use to residential given that the existing building is used for residential purposes, satisfying criterion 2. The proposal does not extend or physically alter the existing building, satisfying criterion 3. It is noted that the proposal will constitute an intensification of the application site, with the creation of an additional two dwellings within the existing building footprint, however, given that there is no alteration to the size, scale and massing of the building, as well as the effective screening of the application site to the public domain, is considered to have no adverse impact on the character and appearance of this rural area. Therefore, the proposal is considered to comply with Policy EN5 of the Neath Port Talbot LDP.

Policy EN2 (Special Landscape Areas) of the Neath Port Talbot LDP aims to safeguard the distinctive character and scenic quality of designated Special Landscape Areas (SLAs). The application site is located within SLA EN2/3 which is the Vale of Neath. The policy outlines that development within SLAs will only be permitted where it is demonstrated that there will be no significant adverse impacts on the features and characteristics for which the SLA has been designated. Given that the building already exists and that no external physical alterations are proposed, retaining its existing scale and massing, it is considered that the proposal will not have an impact on the SLA that is over and above that which currently exists, thus according with Policy EN2 of the Neath Port Talbot LDP.

Impact on Visual Amenity

The property is substantially setback from the nearest section of the public highway and located 120m away from the nearest residential property, resulting in the property being effectively screened from the public domain. This screening, alongside the lack of any proposed physical external alterations to the building itself, result in the proposal retaining its existing residential aesthetic and having an acceptable impact on the character and appearance of the area.

The physical alterations to the existing bank area / retaining wall to accommodate a car parking area and turning facility, and access track improvements, lend themselves to a residential aesthetic and are considered to be moderate in terms of their impact on the character and appearance of the application site, of which is screened effectively from the public domain. As such, the proposal is considered to correspond with Policy BE1 of the Neath Port Talbot LDP.

Notwithstanding this, the creation of an additional two dwellings, resulting in three total, would provide all three with householder permitted development rights, which could result in significant additions to the original building, thus creating the potential to harm the visual environment of the existing countryside setting. As such, it is considered reasonable and necessary to remove the permitted development rights that refer to extensions to dwellings and outbuildings in order to protect the existing countryside setting. Part 2 (Minor Operations) shall be retained in order to provide scope to erect boundary treatment up to 2m high to divide the rear garden areas, which is considered to have an appropriate impact on the character and appearance of the open countryside.

Impact on Residential Amenity

The nearest residential property is sited 120m away from the application property, which is considered to be sufficient in addressing any detrimental overbearing, overshadowing or overlooking impacts towards this neighbour.

Given the “terrace” layout of the three properties, it is considered that none of three proposed units will experience detrimental levels of overbearing, overshadowing or

overlooking impacts. Additionally, each habitable room within each proposed unit benefits from a window which provides outlook, ensuring that the residential amenity of the occupier is secured. The views of each rear garden provided from the first-floor windows within the rear elevation are consistent with those commonly associated with residential developments of this type and are not considered to be detrimental to the privacy and well-being of the occupants of each unit.

As such, the proposal is considered to have an acceptable impact on the residential amenity of neighbouring properties and the occupants of the proposed units, corresponding with Policy BE1 of the Neath Port Talbot LDP.

Parking and Access Requirements and Impact on Highway Safety

The Head of Transport and Engineering (Highways) has offered no objection to the proposal, subject to the adherence to the proposed alterations to the existing access track, which include the widening of three sections of the access track to provide for passing bays, as well as ensuring the proposed parking bays being allocated to each individual dwelling and a provision of a turning area within the driveway, which will be provided by engineering a section of bank into a retaining wall. These details have been provided, and the proposal is therefore considered to have an acceptable impact on highway safety, corresponding with Policy TR2 of the Neath Port Talbot LDP.

Biodiversity

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.

The application has been accompanied by a Green Infrastructure Statement which outlines that the application complies with the guidance set out in Chapter 6 of Planning Policy Wales (Edition 12), particularly the stepwise approach detailed in Paragraph 6.4.21 and Figure 12. To support and enhance biodiversity, a bird nesting box will be installed on the western elevation as well as a bat roosting box on the eastern elevation. These are considered to be appropriate forms of biodiversity enhancements and will be secured via suitably worded condition.

The Council's Tree Officer has reviewed the submitted tree related documents, confirming that the proposal is arboriculturally acceptable subject to strict compliance, arboricultural supervision and the adherence to the submitted plans and documents. This will be secured via suitably worded conditions.

Flood Risk / Drainage

The application site does partially lie within Flood Zone 2 for Surface Water and Small Watercourses; however, this area lies within a small section of the entrance to the access track, and no physical development is proposed within this zone. Additionally, proposed dwellings are located at an elevated level to this area of flood zone access via sloping track of 196m, which is considered to mitigate any impact on this flood zone and any detriment to flood risk of the dwellings proposed. As such, in this instance, no Flood Consequence Assessment was requested and the proposal is considered to have an acceptable impact on flood risk, according with the principles outlined in TAN15.

Additionally, Welsh Water have raised no objection to the proposal subject to the inclusion of a condition that restricts surface water and / or land drainage from being allowed to connect directly or indirectly to the public sewerage network.

Other Matters

None.

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 amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies SP15 (Biodiversity and Geodiversity), TR2 (Design and Access of New Development), BE1 (Design), SC1 (Settlement Limits), EN2

(Special Landscape Areas) and EN5 (Conversion and Extension of Existing Buildings in the Countryside).

It is further considered that the decision complies with Future Wales - the National Plan 2040 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.

RECOMMENDATION

Approved

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Time Limit Conditions

- 1 The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

List of Approved Plans

- 2 The development shall be carried out in accordance with the following approved plans and documents:

Tree Survey and Categorisation Brynawel.

Tree Protection Plan.

Tree Constraints Plan.

Combined Arboricultural Impact Assessment / Method Statement Brynawel.

Green Infrastructure Statement.

A102 (Proposed Ground Floor).

A103 (Proposed First Floor).

A110 (Elevations).

A112 (Block Plan).

Reason:

In the interests of clarity.

Pre-Commencement Conditions

- 3 Prior to the commencement of any development (including demolition, groundworks, or site clearance), the Root Protection Areas (RPAs) identified in the approved Tree Protection Plan shall be protected by the installation of tree protective fencing (in accordance with the recommendations of BS5837:2012) and exclusion zones. These shall be installed in the locations and to the specifications set out in the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan prepared by Tree Check Arboriculture Ltd., dated 30/03/2026 and shall remain in place for the duration of the construction works. The dimensions set out in these documents for the radius of the Root Protection Areas shall be adhered to, with all measurements confirmed on site and not scaled from plans.

No excavation, level changes, storage of materials, or vehicular access shall take place within the RPAs other than as outlined in the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan prepared by Tree Check Arboriculture Ltd., dated 30/03/2026 and under the supervision of the appointed Project Arboriculturalist unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To prevent damage to the root systems of retained trees and ensure their continued health and contribution to local amenity.

Regulatory Conditions

- 4 Prior to the first beneficial use of the dwellings hereby approved, the access road alterations shall be completed in accordance with Drawing No. A111 (Access Road Alterations) and retained as such thereafter.

Reason:

To ensure highway safety in accordance with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 5 Prior to the first beneficial use of the development hereby permitted, a bat roosting box will be installed on the eastern elevation and an artificial nesting site for birds shall be installed on the western elevation, to one of the following specifications, and retained as such thereafter;

Nest Box Specifications for House Sparrow Terrace:

Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings.

Entrance holes: 32mm diameter

Dimensions: H310 x W370 x D185mm

or

Swift Nest Box Specification:

Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.
Dimensions: H150 x W340 x D150mm

Reason:

In the interest of biodiversity, and to mitigate to loss of bird nesting/foraging habitats under the Habitats Regulations (amended 2012) and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

- 6 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

- 7 The development hereby approved shall be carried out in full accordance with the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan prepared by Tree Check Arboriculture Ltd, dated 30/03/26, unless otherwise agreed in writing by the Local Planning Authority, and overseen by an appointed qualified Project Arboriculturalist.

Reason:

To ensure the protection and long-term retention of trees on and adjacent to the site in accordance with BS5837:2012.

- 8 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no buildings shall be erected other than those expressly authorised by this permission and identified on the approved drawings.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the particular layout and design of the development, residential amenity, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), there shall be no extension or external alteration to any building forming part of the

development hereby permitted without the prior grant of planning permission in that behalf.

Reason:

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for extensions, having regard to the particular layout and design of the development and need to protect the amenity of nearby properties, and to accord with Policies BE1 and SC1 of the Neath Port Talbot Local Development Plan.

Case Officer	Lewis Byng
Telephone No.	01639 686746
Date of Recommendation	16th July 2026