

OFFICER REPORT

Application Number: P2026/0354

Site Address: 63 Neath Road Briton Ferry Neath Port Talbot SA11 2DX

Proposal: Proposed replacement of a uPVC shopfront including timber framed Fascia to aluminium and replacement of existing PVC panel plinth with render

Applicant: Mr Benjamin Davies

Agent: N/A

Ward: Briton Ferry East

Application Type: Full Plans

Valid Date: 1st June 2026

Statutory Expiry Date: 26th July 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 15th July 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site is 63 Neath Road, Britton Ferry which is a mid-terrace, two-storey property. The unit to which this application relates was previously used as a furniture shop. The surrounding area is characterised by a mix of commercial and residential uses. The host property is setback from Neath Road, which a Classified (A) Road.

DESCRIPTION OF DEVELOPMENT

This is a full application proposing the replacement of a uPVC shopfront including timber framed Fascia to aluminium and replacement of an existing PVC panel plinth with render.

Re-rendering works and like-for-like window replacements are also proposed. Under Section 55, Part 2, (a) (ii) of the Town and Country Planning Act 1990 (as amended), the carrying out for the maintenance, improvement or other alteration of any building or works which do not materially affect the external appearance of the building does not require the benefit of planning permission. As such, the re-rendering works and like-for-like window replacements do not form part of the application.

NEGOTIATIONS

No negotiations undertaken.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

None.

REPRESENTATIONS

The neighbouring properties were consulted on 24.06.2026.

A site notice was also displayed on 23.06.2026.

In response, to date, 1 representation has been received, with the issues raised summarised as follows:

- Any works that improve the frontage of this property, which is currently in a state of disrepair, are supported

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

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 guidance is of particular relevance in the assessment of this planning application:

3.10 In areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness. In those areas, the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important.

4.3.1 Retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services which support the needs of local communities. They are highly accessible to different modes of transport and are the most sustainable locations for new development.

4.3.2 Retail and commercial centres should be identified in development plans and include established city, town, district, local, village and neighbourhood centres, which provide a range of shopping, commercial and leisure opportunities as well as places of employment, education, civic identity and social interaction. Opportunities to live in these centres, combined with their good public transport links, make them the most sustainable places.

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
- Technical Advice Note (TAN) 4: Retail and Commercial Development
- Technical Advice Note (TAN) 23: Economic Development

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:

- **Policy BE1** Design
- **Policy SC1** Settlement limits
- **Policy SP12** Retail
- **Policy R2** Proposals within Retail Centres
- **Policy TR2** Design and Access of New Development
- **Policy EN6** Important Biodiversity and Geodiversity Sites
- **Policy EN7** Important Natural Features

Supplementary Planning Guidance:

The following SPG is of relevance to this application:

- [Design](#) (July 2017)

Issues

Having regard to the above, the main issues to consider in this application relate to the principle of development, impact on the visual amenity of the area, the amenities of neighbouring residents and highway safety.

Principle of Development

The application seeks permission for the replacement of a uPVC shopfront including timber framed Fascia to aluminium and replacement of an existing PVC panel plinth with render.

The application site is located within the settlement limits as identified within the adopted Neath Port Talbot Local Development Plan. Development within settlement limits that is proportionate in scale and form to the role and function of the settlement is generally acceptable in principle. The proposed alterations to the shopfront are considered to be modest in scale, thereby corresponding with Policy SC1 of the Neath Port Talbot Local Development Plan.

The application site is also located within the retail frontage of Briton Ferry District Centre as defined by the retail hierarchy for Neath Port Talbot. As such, Policies SP12 and R2 of the Neath Port Talbot Local Development Plan are considered material to the application. Policy SP12 states that:

The vitality, viability and attractiveness of Neath Port Talbot's retail centres will be enhanced through the identification of a retail hierarchy within which appropriate retail and mixed uses will be protected and encouraged.

Policy R2 echoes this:

Within the designated retail centres, uses that would enhance the vitality, viability and attractiveness of the centre, including uses in classes A and D will be permitted where:

(a) The proposal integrates with and strengthens the layout, retail character and pedestrian flows of the centre; and

(b) Does not prejudice the effective use of upper floors; and

(c) Maintains a vibrant and attractive shopping street frontage.

It is noted that the application unit is derelict and currently vacant. Given that the proposal seeks to improve the frontage of the shopfront with the intention to bring the unit back into an established retail use, it would not raise any retail policy concerns in principle.

Impact on Visual Amenity

The site is located within an urban area characterised by a diverse mix of commercial and residential properties. The submitted application form suggests that the refurbishment to the frontage of the application unit comprises the changing of materials of the existing white uPVC shopfront including the black timber framed Fascia to black aluminium. The materials and finishes are considered appropriate and would match the colour of the existing black pilasters. The shopfront windows and door proportions are also to be retained. As such, it is considered that the alterations to the shopfront would not detract from the overall character or appearance of the building.

The proposal also comprises the replacement of an existing PVC panel plinth with render. The rendering of the panel plinth would reflect the existing material of the first floor façade. It is noted that the retail frontage does not feature a stallriser and as such, the shopfront extends down to footway level. While it is generally preferred for retail frontages to feature a stallriser to provide a visual base to the shopfront, it is considered that this is not a reason for refusal. For these reasons, it is considered that the development would have an acceptable impact on visual amenity in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan.

Impact on Residential Amenity

Given the scale and nature of the proposed alterations to the shopfront, it is considered that there would be no detriment to the residential amenity of the neighbouring properties in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan.

Parking and Access Requirements and Impact on Highway Safety

By virtue of the fact that the proposal comprises the replacement of a uPVC shopfront including timber framed Fascia to aluminium and replacement of an existing PVC panel plinth with render, it would have no resultant impacts on parking provision or access. As such, it is considered that the development accords with Policy TR2 of the Neath Port Talbot Local Development Plan.

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.

A green infrastructure statement has been submitted in support of this application. The development will make enhancements for nesting birds in the form of a Bird Box mounted beneath the eaves. It is considered that the biodiversity enhancement proposed is proportionate to the scale and nature of the proposal, thereby according with the requirements of Chapter 6 of Planning Policy Wales (Edition 12).

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 BE1 (Design), SC1 (Settlement Limits), SP12 (Retail), R2 (Proposals within Retail Centres) and TR2 (Design and Access of New Development) of the Neath Port Talbot Local Development Plan.

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:

Location Plan - Received: 01/06/2026

Site Plan - Received: 01/06/2026

Existing and Proposed Elevations - Received: 01/06/2026

Green Infrastructure Statement - Received: 14/07/2026

Reason:
In the interests of clarity.

Regulatory Conditions

- 3 The development hereby permitted shall be carried out using the following external materials:

Aluminium shopfront in black
Aluminium Fascia in black
Rendered panel plinth

Reason:
In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 4 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancements described in the Green Infrastructure Statement shall be implemented on site in accordance with the approved details and shall be retained thereafter.

Reason:
In the interests of Biodiversity and to provide a net benefit to Biodiversity in accordance with Policy 9 of Future Wales and so as to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan

Case Officer Thomas Lewis

Telephone No. 01639 686226

Date of Recommendation 22nd July 2026