

OFFICER REPORT

Application Number: P2026/0263

Site Address: 3 Heol Y Gwrgan Margam Neath Port Talbot SA13 2DG

Proposal: Retention and completion of a detached garage

Applicant: Mr Ross Morgan

Agent: Mr Matt John

Ward: Margam & Taibach

Application Type: Full Plans

Valid Date: 2nd June 2026

Statutory Expiry Date: 27th July 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 1st July 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site is 3 Heol Y Gwrgan, Margam which comprises a two storey semi-detached dwellinghouse. The host property is sited in a predominantly residential area and is bounded to the front, sides and rear by other semi-detached dwellings. The application dwellinghouse is setback from Heol Y Gwrgan, which is an Unclassified Road.

DESCRIPTION OF DEVELOPMENT

This is a full planning application proposing the retention and completion of a detached garage.

The proposed development is sited to the side/rear and measures a width of 5m, a depth of 6m and an eaves height of 2.9m. The garage also measures an internal length of 5.7m and a width of 4.65m. A front vehicular door, side pedestrian door and rear window are proposed on the structure. The development is to be finished in a render material.

NEGOTIATIONS

It was noted that there were some discrepancies between the originally submitted block plan and floor plan. The dimensions of the garage indicated on the block plan did not appear to correspond with the dimensions of the same structure shown on the floor plan. Amended plans were submitted resolving the discrepancies.

Upon receipt of comments from the Highway Authority, the agent was advised to consider submitting amended plans demonstrating the extension of the garage to the rear to achieve the minimum 6m internal length set out within the Council's adopted parking standards. The agent confirmed in writing that their client does not wish to use the structure for the garaging of private motor vehicles.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

Highways Section – Concerns have been identified

Drainage Section – No Objection

REPRESENTATIONS

The neighbouring properties were consulted on 03.06.2026.

A site notice was also displayed on 10.06.2026.

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

[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.

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 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:

- [Parking Standards](#) (October 2016)
- [Design](#) (July 2017)

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

The garage is sited to the side/rear and would be visible from a public vantage point. It is noted that the closest adjacent dwelling to the host property at No.1 Heol Y Gwrgan has an existing flat roof side garage. It is therefore considered that the development would not be out of keeping and as such, would sit comfortably within the immediate streetscene. The structure is considered to be of a modest scale and would not detract from the overall character or appearance of the host property. The development is to be finished in a render material, matching the existing dwellinghouse. Taking the aforementioned information into account, it is considered that the proposal would comply with Policy BE1 of the Neath Port Talbot Local Development Plan.

Impact on Residential Amenity

Property No.5 Heol Y Gwrgan, which adjoins the application dwellinghouse, is sited approximately 5.7m from the proposed garage. A side pedestrian door is proposed on the structure. Due to the siting of the garage and projection of the existing rear extension which extends approximately 7.6m from the rear wall of the application and dwelling, it is considered that no resultant overlooking impacts towards the adjoining property would arise. The garage is single storey and measures a maximum height of 2.9m. Given the height and siting of the development, it is considered that the garage would have no unacceptable overlooking, overbearing or overshadowing impacts on property No.5 Heol Y Gwrgan.

The closest adjacent property to the development is No.1 Heol Y Gwrgan, which is located approximately 6.5m from the proposed garage. No windows are proposed on the structure facing this property. While the garage is built up to the boundary, it is considered that the development does not have the capacity to unacceptably overbear or overshadow this property due to its limited height. For these reasons, it is considered that the garage would have no detrimental overlooking, overbearing or overshadowing impacts on No.1 Heol Y Gwrgan.

A pair of semi-detached dwellings are located to the rear of the application site. A rear window is proposed on the structure. Supplementary Planning Guidance (SPG) states that *“a minimum distance of 21m shall be retained between directly overlooking habitable room windows on that of a new extension or outbuilding and those in any existing property.”* Property No.15 and No.16 Tollgate Road are located approximately 37.2m from the garage and as such, it is considered that an adequate separation distance is retained in accordance with the Authority's Design Guidance. The impact of development upon existing private garden areas must also be considered. The SPG

further states that *“to ensure that any extension or outbuilding does not overlook and result in a loss of privacy to these areas, it is considered that a distance of 10m should be retained.”* The rear outbuilding is located approximately 10.4m from the rear gardens of the properties to the rear and therefore achieves a sufficient separation distance. Due to the height of the development proposed together with its proximity to the pair of semi-detached properties to the rear, it is considered that the garage would have no resultant overlooking, overbearing or overshadowing impacts on property No.15 and No.16 Tollgate Road.

With regard to the pair of semi-detached dwellings to the front of the application site, property No.4 and No.6 Heol Y Gwrgan are located approximately 35.3m from the garage structure. Due to the distance of the development to these dwellings together with the intervening highway, it is considered that the garage would have no adverse overlooking, overbearing or overshadowing impacts on property No.4 and No.6 Heol Y Gwrgan.

It is recommended in the interests of amenity however, that a condition be imposed on the development restricting the use of the garage for uses incidental to the dwellinghouse only and for no industrial, commercial or business use. Subject to conditions, it is considered that the proposal would have an acceptable impact upon residential amenity.

Parking and Access Requirements and Impact on Highway Safety

The Highway Authority in responding to the application, have identified concerns. The garage falls short of the internal 6m minimum length set out within the Council's adopted parking standards. While it is acknowledged that the internal dimensions of the structure do not comply with parking standards and the development would not be capable of accommodating the parking of a vehicle, consideration is given to the existing driveway and the remaining area to the front of the site which can accommodate parking for an additional 2 vehicles. The standard dimensions of car parking spaces are: 4.8m x 2.6m. The front curtilage (excluding the existing driveway) measures a length of 11.15m and a width of 6.5m. A condition shall be imposed requiring that prior to the first beneficial use of the garage, a drop kerb shall be created for the width of the driveway. The existing access arrangement together with the remaining driveway would provide a total of 3 parking spaces which is the maximum requirement set out within the parking standards. Subject to conditions, it is considered that the proposal would accord 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 on the rear elevation of the garage structure. 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) 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:-

List of Approved Plans

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

 Location and Block Plan REV F - Received: 02/06/2026
 Existing and Proposed Floor Plans and Elevations - Received: 27/04/2026
 Green Infrastructure Statement - Received: 02/06/2025

Reason:
In the interests of clarity.

Pre-Commencement Conditions

- 2 Prior to the first beneficial use of the garage hereby approved, a drop kerb shall be created for the width of the driveway.

Reason:
In the in interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 3 The use of the garage hereby permitted shall be restricted to uses incidental to the use of the associated dwellinghouse only and for no industrial, commercial or business use.

Reason:
To enable the local planning authority to consider the acceptability of any alternative uses in respect to the potential impact upon the residential amenity of the neighbours, and to accord with Policy BE1 of the Neath Port Talbot Local Development Plan.
- 4 The hereby approved garage shall be constructed in materials to match those used within the existing property.

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.

- 5 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancements described in the Green Infrastructure Statement will be implemented and shall be retained thereafter for the lifetime of the development.

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
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Date of Recommendation	22nd July 2026