

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: 2/3/26/0425/00
APPLICANT: MR MARK LLEWELYN
LOCATION: 24 OLD ROAD, BAGLAN, NEATH PORT
TALBOT, SA12 8TT
PROPOSAL: EXTENSION TO EXISTING SINGLE STOREY
REAR GARAGE

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:-

We offer no highway objection to the proposed scheme, subject to it being built in accordance with the following submitted drawings:

- *A207 Rev B*
- *A305 Rev B*
- *A306 Rev B*

The scheme is subject to the following condition:

1. No rainwater shall discharge from the roof of the proposed garage onto the lane.
2. 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.

NOTE TO PLANNER

The proposal improves off-street parking provision by increasing the number of spaces from one to two. On-street parking is available along the frontage of Old Road, although a nearby parking restriction associated with the bus stop indicates existing parking demand. The additional off-street space would therefore help reduce reliance on on-street parking.

The garage reconfiguration would also improve manoeuvrability and visibility onto the rear lane. The proposed garage is set back a minimum of 2.6m from the nearside edge of the lane across the full rear boundary, whereas the existing structures are staggered and, in places, extend to the site boundary. This increased setback provides a clearer and more usable access arrangement.

SIGNED: N. Evans DATE: 04/08/2026
pp HEAD OF ENGINEERING & TRANSPORT

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