

OFFICER REPORT

Application Number: P2026/0436

Site Address: 49 Commercial Road Taibach Neath Port Talbot SA13 1LP

Proposal: Alterations to shop front comprising a proposed roller shutter and new stepped entrance

Applicant: X Wang

Agent: Mr Robert Bowen

Ward: Margam & Taibach

Application Type: Full Plans

Valid Date: 4th July 2026

Statutory Expiry Date: 28th August 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 4th August 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site is 49 Commercial Road, Taibach, which comprises a mid-terrace, two storey property. The ground floor of the unit to which this application relates is currently a shop. The surrounding area is predominantly characterised by commercial premises at ground floor and flats at first floor. The application unit is set back from Commercial Road which is a Classified (A) Road.

The application site lies within the settlement limits as defined by the Neath Port Talbot Local Development Plan.

DESCRIPTION OF DEVELOPMENT

This is a full application proposing alterations to a shopfront comprising a proposed roller shutter and new stepped entrance.

The existing shopfront door and window are to be removed to accommodate the centralised position of a new 3m wide shopfront entrance consisting of a new pedestrian door, four side glazed panels and recessed steps. The stepped entrance includes two 0.22m high risers and a 0.6m deep landing. The resultant shop floor level will be 0.44m above pavement level.

A new perforated roller shutter is also proposed. The submitted 'roller shutter details' drawing has been annotated to suggest that the mechanism will be set within and concealed behind the shop sign which projects 0.2m forward of the front elevation. It should be noted that this application seeks alterations to an existing commercial frontage comprising a new shop entrance door, the insertion of 4 side glazed panels, recessed steps and the installation of a roller shutter. Any proposed advertisements requiring advertisement consent would require the submission of an application for consent to display an advertisement.

NEGOTIATIONS

No negotiations undertaken.

PLANNING HISTORY

The application site has the following relevant planning history:

- P2014/0647: Replacement shopfront, first floor and single storey rear extension for living accommodation [Decision Date: 17.09.14]

CONSULTATIONS

None.

REPRESENTATIONS

The neighbouring properties were consulted on 14.07.26.

A site notice was also displayed on 14.07.26.

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 SC1** Settlement Limits
- **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 application site is located within an urban area predominantly characterised by ground floor retail units and first floor flats. The application seeks alterations to an existing commercial frontage and as such, the developments will be visible from the public highway. With regard to the roller shutter, the perforated design will maintain visibility into the shop and also contribute to a more active street frontage when the shutters are closed. This would ensure a degree of visual permeability and passive surveillance when closed, avoiding the inactive appearance often associated with solid security shutters. The application form states that alterations are proposed to the shopfront windows and door resulting in a PVC light grey - RAL 7035 finish. The installation of a perforated light grey - RAL 7035 roller shutter would therefore achieve a sense of continuity and a coordinated appearance to the commercial frontage. A condition shall be imposed requiring the roller shutter to be of a perforated type and coloured light grey to match the shopfront windows and door. Subject to conditions, it is considered that the proposed materials and finishes are appropriate and would not detract from the fenestration detailing or the overall character and appearance of the building.

Turning to the new 3m wide shopfront entrance, it is considered that the centralised position of a shop door with the insertion of 4 side glazed panels and recessed steps would have an appropriate visual impact on the application site and would also sit comfortably within the streetscene.

In light of the aforementioned information, the developments would remain visually compatible with the host building and would further integrate with the established character and appearance of the surrounding streetscene. The proposal is therefore considered to accord with Policy BE1 of the Neath Port Talbot Local Development Plan.

Impact on Residential Amenity

The proposal seeks relatively minor alterations to an existing commercial frontage by way of a new shop entrance door, four side glazed panels, recessed steps and the

installation of a perforated roller shutter. Given the design and limited nature of these works, it is not considered that the developments would result in any overlooking, overshadowing or overbearing impacts on the occupiers of the first-floor residential units or other surrounding ground floor commercial properties beyond that already experienced by the existing arrangement. For these reasons, it is not considered that the proposal would give rise to any additional impacts on residential amenity.

Parking and Access Requirements and Impact on Highway Safety

The recessed steps by virtue of their design would not protrude onto the footway or result in any alterations to the pavement levels. Given that the application unit will still make use of the existing footway, it is considered that the development would not raise any access or highway safety concerns and as such, complies 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 provision of a bird box shall be installed on the rear elevation of the application property below eaves level. It is considered that the biodiversity enhancement proposed is proportionate to the scale of the development proposed and as such, accords 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:-

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: 04/07/26

Block Plan - Received: 04/07/26

Front Elevations and Floor Plan - Received: 04/07/26

Roller Shutter Details - Received: 04/07/26

Green Infrastructure Statement - Received: 04/07/26

Reason:
In the interests of clarity.

Regulatory Conditions

- 3 The development hereby approved shall be carried out using the external materials and finishes as specified within the submitted application form and shall be retained as such thereafter:

Windows: PVC - Light Grey - RAL 7035

Door: PVC - Light Grey - RAL 7035

Roller Shutter: Perforated Metal - Light Grey - RAL 7035

All hereby approved roller shutters shall be raised open any time the associated unit is in beneficial use.

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 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 13th August 2026