

OFFICER REPORT

Application Number: P2026/0423

Site Address: 83A Neath Road Rhos Pontardawe Neath Port Talbot SA8 3EH

Proposal: Change of use from hairdresser (Use Class A1) to a beauty clinic (Unique Use), with associated external alterations comprising the rendering of external elevations.

Applicant: Mr And Mrs A And M Kerrigan

Agent: Amlwg Architecture

Ward: Rhos

Application Type: Full Plans

Valid Date: 6th July 2026

Statutory Expiry Date: 30th August 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 29th July 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site comprises of a detached, pitched roof outbuilding associated with 83a Neath Road, Rhos. The property is bounded by residential dwellings to the north, south and west, and to the east sits the classified A road known as 'Neath Road'. Off street parking provision is located to the side of the outbuilding. The site is within a low-risk coal area and is within Settlements Limits as defined under policy SC1 of the Neath Port Talbot Local Development Plan.

DESCRIPTION OF DEVELOPMENT

This is a full application proposing the change of use of the premise from a hairdresser (Use Class A1) to a beauty clinic (Unique Use), with associated external alterations comprising the rendering of external elevations.

The submitted plans indicate that the internal layout of the premise will remain unchanged. No alterations are proposed to the existing window and entrance door openings within the front elevation. The proposed external alterations comprise the application of a smooth render finish to the external elevation, together with the installation of black framed windows and doors.

The submitted plans indicate that new signage would be installed on the front elevation to replace the existing signage associated with the current hairdressing salon use. However, the current application relates solely to the proposed change of use and associated external alterations and does not seek advertisement consent.

Insufficient details have been provided regarding the proposed advertisement, and it is therefore not possible to determine whether advertisement consent would be required. The agent has been advised that separate advertisement consent may be necessary for the proposed signage.

An informative will be attached to the decision notice stating that:

“The developer is advised that this consent does not relate to the displaying of advertisements, and separate Advertisement Consent may be required.”

NEGOTIATIONS

Requested for existing and proposed floor plans to be provided.

PLANNING HISTORY

The application site has the following relevant planning history:

- P2026/0060. Proposed two storey rear extension, alterations to fenestration including the installation of obscurely glazed window at first floor level (north side elevation), and the installation of a new access door and two first floor windows (south side elevation). Proposed wall and balustrade to the rear of property and access steps. Approved 08/05/2026.

CONSULTATIONS

WARD MEMBERS- Notified on 08/07/2026.

HIGHWAYS SECTION- Consulted on 08/07/226. No highway objection.

CILYBEBYLL COMMUNITY COUNCIL- Consulted on 08/07/2026. No response received.

REPRESENTATIONS

The neighbouring properties were consulted on 08/07/2026.

In response, to date no representations have been received.

REPORT

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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

Policy 12 – Regional Connectivity

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.

PPW 12 is supported by a series of more detailed Technical Advice Notes (TANs), of which the following are of relevance: -

TAN 12: Design

TAN 18: Transport

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 SP3** Sustainable communities
- **Policy SP4** Infrastructure
- **Policy SP11** Employment Growth
- **Policy SP12** Retail
- **Policy SP15** Biodiversity and Geodiversity
- **Policy SP16** Environmental Protection
- **Policy SP20** Transport Network
- **Policy SP21** Built Environment and Historic Heritage

Topic Based Policies:

- **Policy SC1** Settlement limits
- **Policy R2** Proposals Within Retail Centres
- **Policy EN6** Important Biodiversity and Geodiversity Sites
- **Policy EN8** Pollution and Land Stability
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

Supplementary Planning Guidance:

The following SPG is of relevance to this application: -

- Parking Standards (October 2016)

- Design (July 2017)
- Biodiversity and Geodiversity (May 2018)

Environmental Impact Assessment (EIA) and Appropriate Assessment (AA) Screening

The application site does not exceed the Schedule 2 threshold for development of this type as outlined within the Environmental Impact Assessment Regulations. As such the application has not been screened in accordance with the requirements of Schedule 3 of the Regulations.

The proposed development is not located within a zone of influence for any Special Area of Conservation (SAC), Candidate Special Area of Conservation (CSAC) or Ramsar sites and as such it is considered that an Appropriate Assessment as set down within the Conservation of Habitats and Species Regulations 2017 is not required.

Issues

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

Principle of Development

The site lies wholly within settlement limits as defined under Policy SC1 of the Neath Port Talbot Local Development Plan, where most types of development is usually considered acceptable in principle subject to compliance with all relevant policy, and subject to it being proportionate in scale and form to the role and function of the settlement.

It is also noted that the site, does not lie within any identified retail centre, and therefore there are no policies which would explicitly protect the premises from the change of use.

Impact on Visual Amenity

Policy BE1 of the Neath Port Talbot Local Development Plan requires all proposals to demonstrate a high-quality design which fully takes into account the natural, historic and built environment context. A proposal would only be permitted where it compliments and enhances the character and appearance of the site, in terms of siting, appearance scale, height, massing and elevation treatment.

Technical Advice Note 12: Design, also states that “developments should be well designed, and if the design of proposals are inappropriate in their context, or fail to grasp opportunities to enhance the character, quality and function of an area or building, they should not be accepted...”

In this instance, the proposed external alterations would comprise the application of a smooth render finish to the external elevations of the building, together with black uPVC windows and doors. The proposal would not alter the established scale, height, massing or overall form of the building, with the existing window and door openings within the principal elevation also being retained. As such the alterations would principally relate to the external appearance and material treatment of the existing building.

The application building is associated with no.83 Neath Road and is located in close proximity to the main dwelling. Planning permission has recently been granted at no.83 under P2026/0060, which includes the use of white render as part of the external material. The proposed smooth rendered finish to the application building would therefore complement the appearance and material treatment of the associated dwelling and would provide a greater degree of visual continuity between the two buildings. Given the modest scale and established form of the building, the proposed alterations would not appear visually prominent or incongruous within the surrounding streetscene.

The development would subsequently accord with Policies BE1 of the Neath Port Talbot Local Development Plan.

Impact on Residential Amenity

Policy BE1 (4) requires that development does not have a significant adverse effect on the amenity of local residents. The Authority has Supplementary Planning Guidance (adopted July 2017) on Design which provides specific advice on how to consider residential amenity impacts in determining planning applications.

The existing lawful use of the premises is a hairdressing salon, with the proposal seeking its change of use to a beauty clinic. Having regard to the nature and scale of the nature and scale of the proposed uses, it is not considered that the proposed beauty clinic would result in a materially different relationship with the surrounding residential properties or give rise to any significant disturbance that would adversely affect the amenities of neighbouring occupants.

In respect of the proposed external alterations, these are limited to changes to the external finish of the building and the installation of replacement windows and doors. The proposal would not increase the height, scale, massing or footprint of the existing building, nor would any additional window openings be introduced. Accordingly, there would be no increased impact in terms of overbearing, overshadowing or overlooking upon neighbouring properties.

The proposal is therefore considered acceptable in terms of residential amenity and would accord with Policy BE1 of the Neath Port Talbot Local Development Plan.

Parking and Access Requirements and Impact on Highway Safety

Policy TR2 identifies that proposals will only be permitted where appropriate levels of parking and cycling facilities are provided and that the development is accessible by a range of travel means, including public transport and safe cycle and pedestrian routes.

Policy BE1 requires, amongst other things, that new development has no significant adverse impact on highway safety, with Policy TR2 emphasising that development proposals will only be permitted where all of the stated criteria are satisfied, including that the development does not compromise the safe, effective and efficient use of the highway network and does not have an adverse impact on highway safety or create unacceptable levels of traffic generation.

The proposal does not involve any increase in gross floor area, and existing off street parking to the side is retained at the site. Given that the Authority's Highway Department raise no objection to the proposal, the development as such is sought to be in accordance with policy TR2 of the Neath Port Talbot Local Development Plan.

Biodiversity / Ecology

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 line with the planning application. The statement notes that the proposal would include the installation of a bird nesting box on the north-western side elevation of the building. The statement concludes that the proposed development would enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity.

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 visual amenity, biodiversity, residential amenity or highway and pedestrian safety. Accordingly, the proposed development complies with policies SP3, SP4, SP11, SP12, SP15, SP16, SP20, SP21 Built and BE1 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:
 - P2026 0423-GIS-v01
 - 075-901b-Existing and Proposed Floor Plans and Elevation
 - 075-001a-Site Plans

Reason:
In the interests of clarity.

Regulatory Conditions

- 2 The use shall not be carried out outside the hours of 08:00 to 20:00 Monday to Saturdays and 10:00 to 16:00 on Sundays and bank holidays.

Reason:

In the interest of residential amenity and to ensure the development complies with Policy BE1 and EN8 of the Neath Port Talbot Local Development Plan.

- 3 Within 3 months of the date of this permission, 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 Lowri Jones
Telephone No. 01639 686740

Date of Recommendation 25th August 2026