

**Weekly list of new planning applications. Week ending 27 Apr 2026**

**Application No.** P2026/0066      **Officer** Lewis Byng  
**Type** Full Plans      **Ward** Sandfields East  
**Date Valid** 15th April 2026      **Parish** Port Talbot  
**Proposal** Change of use (no external alterations) from a dental practice (use class D1) to a single dwelling (use class C3)  
**Location** 44 Victoria Road Sandfields Neath Port Talbot SA12 6AD  
**Applicant's Name & Address**      **Agent's Name & Address**  
Mr Louie Flower      Mr John Matthews  
John Matthews Plg & Dev Const  
Anglesey House  
47 Anglesey Way  
Nottage  
Porthcawl  
CF36 3QP

**Easting** 275252  
**Northing** 189584

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**Application No.** P2026/0133      **Officer** Rhodri Griffiths  
**Type** Full Plans      **Ward** Rhos  
**Date Valid** 1st April 2026      **Parish** Cilybebyll Community Council  
**Proposal** Retention and completion of access bridge and associated engineering operations and works  
**Location** 20 Neath Road Fforest Goch Pontardawe Neath Port Talbot SA8 3JB  
**Applicant's Name & Address**      **Agent's Name & Address**  
Mr Lewis John      Mr Matt John  
20 Neath Road      Atrium Planning Consultants  
Fforest Goch      12 Clarendon Road  
Pontardawe      Sketty  
SA8 3JB      SA2 0SR

**Easting** 274150  
**Northing** 201765

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**Application No.** P2026/0171  
**Type** Full Plans

**Officer** Kate Parry  
**Ward** Gwaun Cae Gurwen & Lower Brynamman  
**Parish** Gwaun Cae Gurwen Community Council

**Date Valid** 8th April 2026

**Proposal** Proposed 1 no. dormer extension on front elevation and 2 velux roof lights, 3 no. dormers on rear elevation one of which to include balcony and privacy screen. Proposed part demolition of existing conservatory and reconstruction of extension above existing garage with pitched roof and new fenestration including velux roof lights.

Enlargement to fenestration on rear elevation serving kitchen.

Fenestration alteration proposed on western side elevation proposing installation of new windows at first floor level, bi-fold doors at ground floor level, enlargement to 2 no. windows serving family room. Pitched roof proposed covering existing side balcony on western side elevation

**Location** Bron Y Glyn Brynneuadd Lower Brynamman Neath Port Talbot SA18 1TS

**Applicant's Name & Address**

Mr Jaz Baines  
10 Park Street  
Lower Brynamman  
Neath Port Talbot  
SA18 1TF

**Agent's Name & Address**

Mr Chris Morgan  
Cwm Planning And Design  
30 Llwynceilyn Road  
Tairgwaith  
Ammanford  
SA18 1UU

**Easting** 270347

**Northing** 212960

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**Application No.** P2026/0185  
**Type** Full Plans  
**Date Valid** 20th April 2026

**Officer** Rhodri Griffiths  
**Ward** Cadoxton  
**Parish** Blaenhonddan Community Council

**Proposal** Change of use of 1 no. existing guesthouse to dwellinghouse  
**Location** Cwmbach Cottages Guest House Cwmbach Road Cadoxton Neath Port Talbot SA10 8AH

**Applicant's Name & Address**

Mr L. Morgan  
Cwmbach Cottages Guest House  
Cwmbach Road  
Cadoxton  
Neath Port Talbot  
SA10 8AH

**Agent's Name & Address**

Jason Evans  
Evans Banks Planning Limited  
Office 8  
Llys y Piode  
Rhodfa'r Glo  
Cross Hands  
SA14 6FB

**Easting** 275765  
**Northing** 199129

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**Application No.** P2026/0197  
**Type** Full Plans  
**Date Valid** 30th March 2026

**Officer** Kate Parry  
**Ward** Pontardawe  
**Parish** Pontardawe Town Council

**Proposal** Proposed driveway and new access  
**Location** Preswylfa 6 Commercial Road Rhydyfro Pontardawe SA8 4SL

**Applicant's Name & Address**

Mr Callan Birch-Williams  
6 Preswylfa Commercial Road  
Rhydyfro  
Neath Port Talbot  
Pontardawe  
SA8 4SL

**Easting** 271485  
**Northing** 205284

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**Application No.** P2026/0202  
**Type** Full Plans  
**Date Valid** 1st April 2026

**Officer** Claire Hall  
**Ward** Bryncoch South  
**Parish** Blaenhonddan Community Council

**Proposal** Proposed development of employment units (B1/B2/B8 use class) and associated works

**Location** Former CSN Engineering Neath Abbey Road Neath Neath Port Talbot

**Applicant's Name & Address**

Richard Powell  
RWP Properties  
21 Llewellyn Street  
Glynneath  
Neath Port Talbot  
SA11 5AF

**Agent's Name & Address**

Geraint Jones  
Asbri Planning Ltd.  
Unit 9  
Oak Tree Court  
Cardiff Gate Business Park  
Cardiff  
CF23 8RS

**Easting** 274561  
**Northing** 197498

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**Application No.** P2026/0209  
**Type** Full Plans  
**Date Valid** 21st April 2026

**Officer** Daisy Tomkins  
**Ward** Neath East  
**Parish** Neath Town Council

**Proposal** Proposed conversion of first floor to form 3 number residential flats (one of which already exists but needs reconfiguring) with proposed ancillary facilities such as bicycle store, bin store and drying area located within the existing rear yard at ground floor level. Plus installation of 3 no. air source heat pumps on rear elevation of property at first floor level.

**Location** 104 Windsor Road Neath Neath Port Talbot SA11 1NR

**Applicant's Name & Address**

Ms Yuk Wan Lee  
8 Sunny Road  
Sandfields  
Neath Port Talbot  
SA12 6JD

**Agent's Name & Address**

Mr Kevyn Davies  
Kevyn Davies Chartered Architect  
Llys Y Coed  
Cornish Row  
Cwmavon  
Neath Port Talbot  
SA12 9YB

**Easting** 275175  
**Northing** 197047

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**Application No.** P2026/0210  
**Type** Discharge of Conditions  
**Date Valid** 17th April 2026

**Officer** Thomas Lewis  
**Ward** Port Talbot  
**Parish** Port Talbot

**Proposal** Application to approve detail required by condition 3 (structural calculations) pursuant to planning permission P2025/0553 (new vehicular access and raised car parking bay) approved on 11.03.2026

**Location** 18 Pen Y Cae Road Port Talbot Neath Port Talbot SA13 2EL

**Applicant's Name & Address**

Mr Andrew Manning  
18 Pen Y Cae Road  
Port Talbot  
Neath Port Talbot  
SA13 2EL

**Agent's Name & Address**

Mr Tony Collins  
Springfield  
Dyffryn Road  
Taibach  
Neath Port Talbot  
SA13 2UF

**Easting** 277249  
**Northing** 189900

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**Application No.** P2026/0212  
**Type** Proposed Lawful  
Development Certificate

**Officer** Lewis Byng  
**Ward** Port Talbot

**Date Valid** 13th April 2026

**Parish** Port Talbot

**Proposal** Certificate of Proposed Lawful Development for the change of use of a bank (A2) to shop (A1).

**Location** 32 Station Road Port Talbot Neath Port Talbot SA13 1JS

**Applicant's Name & Address**

Mr Mahish Thevarajah  
TK Mag Retail Ltd  
56 Yeading Lane  
Hayes  
UB4 0EX

**Agent's Name & Address**

Mrs Caroline Grey  
SEAGREY Design Ltd  
Office 16  
Sandfields Business Centre  
Purcell Avenue  
Port Talbot  
SA12 7PQ

**Easting** 276715  
**Northing** 189853

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**Application No.** P2026/0215  
**Type** Full Plans  
**Date Valid** 14th April 2026

**Officer** James Hobart  
**Ward** Bryncoch North  
**Parish** Blaenhonddan Community Council

**Proposal** Removal of the existing detached garage to slab level and the construction of a new proposed detached garage.

**Location** 186 Main Road Bryncoch Neath Port Talbot SA10 7TT

**Applicant's Name & Address**

Mr Mark Davies  
186 Main Road  
Bryncoch  
Neath Port Talbot  
SA10 7TT

**Agent's Name & Address**

Mr Gary Seymour  
Gary Seymour Drawing Services  
10 Wellfield  
Melincourt  
Neath Port Talbot  
SA11 4AU

**Easting** 274348  
**Northing** 200186

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**Application No.** P2026/0221  
**Type** Full Plans  
**Date Valid** 21st April 2026

**Officer** Lewis Byng  
**Ward** Briton Ferry West  
**Parish** Briton Ferry Town Council

**Proposal** Construction of a single storey rear extension to existing shop and air conditioning system.

**Location** 83A Llansawel Crescent Briton Ferry Neath Port Talbot SA11 2UW

**Applicant's Name & Address**

Mr Gawtham Raveendran  
83A Llansawel Crescent  
Briton Ferry  
Neath Port Talbot  
SA11 2UW

**Agent's Name & Address**

Mr Matt John  
Atrium Planning Consultants  
12 Clarendon Road  
Sketty  
SA2 0SR

**Easting** 273854  
**Northing** 195398

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**Application No.** P2026/0224  
**Type** Outline Application  
**Date Valid** 9th April 2026

**Officer** Kate Parry  
**Ward** Cadoxton  
**Parish** Blaenhonddan Community Council

**Proposal** Outline application for 1.no detached dwelling and associated parking with access, layout and scale to be considered (appearance and landscaping reserved).

**Location** Land To Rear Of 9 Maes Llwynonn Cadoxton Neath Port Talbot SA10 8AQ

**Applicant's Name & Address**  
Mr Alun Morgan  
9 Maes Llwynonn  
Cadoxton  
Neath Port Talbot  
SA10 8AQ

**Agent's Name & Address**  
Mr Matt John  
Atrium Planning Consultants  
12 Clarendon Road  
Sketty  
Swansea  
SA2 0SR

**Easting** 275427  
**Northing** 198414

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**Application No.** P2026/0225  
**Type** Variation of Condition  
**Date Valid** 21st April 2026

**Officer** Matthew Griffiths  
**Ward** Baglan  
**Parish** Port Talbot

**Proposal** Section 73 application to vary condition 2 (approved plans) to amend the design of the dwelling approved under planning permission P2023/0972 for the erection of a dwelling (Plot 4) with associated landscaping, drainage and access.

**Location** Plot 4 Land North Of Maes Ty Canol Baglan Neath Port Talbot SA12 8US

**Applicant's Name & Address**  
Mr Ben Parkin  
40 St Christopher Court  
Maritime Quarter  
Swansea  
SA1 1UA

**Agent's Name & Address**  
Mr James Pugsley  
Atrium Architecture Ltd  
52 Heol Nant Bran  
Birchgrove  
Swansea  
SA7 9LS

**Easting** 275334  
**Northing** 193060

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**Application No.** P2026/0229  
**Type** Full Plans

**Officer** Lewis Byng  
**Ward** Blaengwrach & Glynneath  
West

**Date Valid** 20th April 2026

**Parish** Glynneath Town Council

**Proposal** Subdivision of a single residential dwelling into three residential dwellings.

**Location** Brynawel Lane From Glyn Neath Road To Brynawel Resolven Neath Port Talbot SA11 4DT

**Applicant's Name & Address**

Mr Gittins  
Brynawel  
Lane From Glyn Neath Road To  
Brynawel  
Resolven  
Neath Port Talbot  
SA11 4DT

**Agent's Name & Address**

Jason Evans  
Evans Banks Planning Limited  
2 Llandeilo Road  
Cross Hands  
Carmarthenshire  
SA14 6NA

**Easting** 284440

**Northing** 204528

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**Application No.** P2026/0232  
**Type** App for Non-Material  
Amendments  
**Date Valid** 13th April 2026

**Officer** Andrea Davies  
**Ward** Bryncoch South

**Parish** Blaenhonddan Community  
Council

**Proposal** Non-material amendment to planning permission P2024/0301 (Approved on 11.9.2025) to amend the details approved under condition 04 (contamination assessment), condition 05 (remediation scheme), condition 06 (land instability) condition 09 (road safety audit), condition 10 (refuse/recycling collection), condition 15 (landscape management plan), rewording conditions to allow demolition, site clearance, and ground investigation to take place prior to the submission of technical details; condition 07 (broadband provision) and condition 30 (road safety audit stages), removal of conditions.

**Location** Caewern House Dwr Y Felin Road Caewern Neath Port Talbot SA10 7RH

**Applicant's Name & Address**  
Jones Brothers (Henllan) Limited  
Heol Parc Mawr  
Cross Hands Business Park  
Cross Hands  
Llanelli  
SA14 6RE  
**Easting** 274622  
**Northing** 198337

**Agent's Name & Address**  
Mr Michael Southall  
Amity Planning  
Creative Quarter 8A  
Morgan Arcade  
Cardiff  
CF10 1AF

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**Application No.** P2026/0234  
**Type** Works to a tree with a TPO

**Officer** Lowri Jones  
**Ward** Gwaun Cae Gurwen & Lower Brynamman

**Date Valid** 13th April 2026

**Parish** Gwaun Cae Gurwen Community Council

**Proposal** Work to x8 trees protected under Tree Preservation Order no. T126:

T435 - Oak- reduce height of crown by 4m and reduce laterals on south side by 2m.

T436 - Oak- reduce height of crown by 2m.

T437 - Oak- reduce height of crown by 4m and laterals on east side by 3m.

T438 - Oak- reduce height of crown by 3m and laterals on north side of crown by 2m.

T440 - Oak- fell to ground level.

T441 - Oak- fell to ground level.

T442 - Oak- fell to ground level.

T443 - Oak- reduce height of crown by 3m and laterals on east side by 2m.

**Location** Oak Tree Farm Lane From Station Road To Gorsto Farm Lower Brynamman Neath Port Talbot SA18 1SN

**Applicant's Name & Address**

**Agent's Name & Address**

Mrs Joanne Isaac  
Oak Tree Farm  
Lane From Station Road To  
Gorsto Farm  
Lower Brynamman  
Neath Port Talbot  
SA18 1SN

Miss Liz Phillips  
RTAC  
The Mooring Stone  
New Way  
Pembroke  
SA71 4DY

**Easting** 271416  
**Northing** 213803

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**Application No.** P2026/0235  
**Type** Discharge of Conditions  
**Date Valid** 13th April 2026

**Officer** Andrea Davies  
**Ward** Bryncoch South  
**Parish** Blaenhonddan Community Council

**Proposal** Details submitted pursuant to condition 13 (tree protection scheme) of planning permission P2024/0301 granted on 11.09.2025 (for demolition of Caewern House and construction of 36 no. affordable residential flats)

**Location** Caewern House Dwr Y Felin Road Caewern Neath Port Talbot SA10 7RH

**Applicant's Name & Address**  
Jones Brothers (Henllan) Limited  
Heol Parc Mawr  
Cross Hands Business Park  
Cross Hands  
Llanelli  
SA14 6RE  
**Easting** 274628  
**Northing** 198358

**Agent's Name & Address**  
Mr Tommy Farnill  
Amity Planning  
Creative Quarter 8A  
Morgan Arcade  
Cardiff  
CF10 1AF

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**Application No.** P2026/0236  
**Type** Prior Notification  
Demolition  
**Date Valid** 15th April 2026

**Officer** Rhodri Griffiths  
**Ward** Dyffryn  
**Parish** Dyffryn Clydach Community Council

**Proposal** Prior notification for proposed demolition of school block, boundary walls and bike/car shelter at Ysgol Gynradd Gymraeg Tregeles (Additional information received 16.04.26)

**Location** Ysgol Gynradd Gymraeg Tregeles St Johns Terrace Neath Abbey Neath SA10 7ND

**Applicant's Name & Address**  
Zoe Skinner  
Environment - NPTCBC.  
The Quays  
Brunel Way  
Baglan Energy Park  
Neath  
SA11 2GG  
**Easting** 273223  
**Northing** 197452

**Agent's Name & Address**  
Miss Georgia McColm  
Asbri Planning Ltd.  
Unit 9  
Oak Tree Court  
Cardiff Gate Business Park  
Cardiff  
CF23 8RS

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**Application No.** P2026/0238

**Type** Full Plans

**Date Valid** 23rd April 2026

**Proposal** First floor rear extension over existing ground floor extension.

**Location** 38 Jersey Street Velindre Neath Port Talbot SA13 1YR

**Applicant's Name & Address**

Nathan Rees

38 Jersey Street

Velindre

Neath Port Talbot

SA13 1YR

**Easting** 277109

**Northing** 190428

**Officer** Nia Ferris

**Ward** Port Talbot

**Parish** Port Talbot

**Agent's Name & Address**

Tom Phillips

48 Westernmoor Road

Neath

Neath Port Talbot

SA11 1BZ

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**Application No.** P2026/0239

**Type** Proposed Lawful

Development Certificate

**Date Valid** 17th April 2026

**Proposal** Proposed Lawful Development Certificate of a single storey

rear and side extension, removal of front boundary retaining wall and dropping of kerb to provide parking area

**Location** 10 Highfield Road Briton Ferry Neath Port Talbot SA11 2LL

**Applicant's Name & Address**

Mr James Foley

10 Highfield Road

Briton Ferry

Neath Port Talbot

SA11 2LL

**Easting** 273798

**Northing** 194994

**Officer** Nia Ferris

**Ward** Briton Ferry West

**Parish** Briton Ferry Town Council

**Agent's Name & Address**

Mr Husam Sami

CCS Solutions Ltd

39 Tan Y Lan Terrace

Morrison

Swansea

SA6 7DU

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**Application No.** P2026/0240  
**Type** Prior Notification  
Demolition

**Officer** Gavin Sterio  
**Ward** Sandfields West

**Date Valid** 16th April 2026

**Parish** Port Talbot

**Proposal** Prior Notification Application under Schedule 2 Part 31 for the proposed demolition of the naval club building

**Location** R N A Social Club Purcell Avenue Sandfields Neath Port Talbot SA12 7PS

**Applicant's Name & Address**

Mr Simon Brennan  
NPTCBC  
Property And Regeneration  
The Quays  
Brunel Way  
Baglan Energy Park  
Briton Ferry  
SA11 2GG

**Easting** 273187

**Northing** 191015

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**Application No.** P2026/0241

**Officer** Lewis Byng

**Type** Full Plans

**Ward** Port Talbot

**Date Valid** 21st April 2026

**Parish** Port Talbot

**Proposal** Change of use from B8 storage to C5 dwellinghouse to be used otherwise than a sole or main residence and occupied for 183 days or fewer.

**Location** 32 Station Road Port Talbot Neath Port Talbot SA13 1JS

**Applicant's Name & Address**

**Agent's Name & Address**

Mr Mahish Thevarajah  
T K Mag Retail Ltd  
56 Yeading Lane  
Hayes  
UB4 0EX

Mrs Caroline Grey  
SEAGREY Design Ltd  
Office 16  
Sandfields Business Centre  
Purcell Avenue  
Port Talbot  
SA12 7PQ

**Easting** 276715

**Northing** 189853

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**Application No.** P2026/0242  
**Type** App for Non-Material  
Amendments

**Officer** Rhodri Griffiths  
**Ward** Coedffranc Central

**Date Valid** 15th April 2026

**Parish** Coedffranc Town Council

**Proposal** Non-material amendment to alter wording of conditions in order to extend the period for the submission of details to agree conditions 4 (Noise mitigation verification), 14 (Noise mitigation verification report) and 18 (land contamination verification report) to 5 years after first occupation of the flats of planning permission P2020/0423 determined on 14/10/2020

**Location** Former Skewen Snooker Club Cae Nant Terrace Skewen Neath Port Talbot SA10 6UP

**Applicant's Name & Address**

Mr Llyr Morris  
Castell Group  
Dyffryn Court  
Swansea Vale  
Swansea  
SA7 0AP

**Easting** 272643

**Northing** 197510

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**Application No.** P2026/0244

**Officer** Thomas Lewis

**Type** Full Plans

**Ward** Sandfields West

**Date Valid** 23rd April 2026

**Parish** Port Talbot

**Proposal** Replace existing conservatory with a single storey side/rear extension, rear outbuilding and extension of existing vehicular crossing

**Location** 3 Verdi Road Sandfields Neath Port Talbot SA12 7TW

**Applicant's Name & Address**

**Agent's Name & Address**

Annie & Callum Pannell &  
Underwood  
3 Verdi Road  
Sandfields  
Neath Port Talbot  
SA12 7TW

Mrs Caroline Grey  
SEAGREY Design Ltd  
Office 16  
Sandfields Young Business Centre  
Purcell Avenue  
Sandfields  
Neath Port Talbot  
SA12 7PQ

**Easting** 273462

**Northing** 190898

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**Application No.** P2026/0246  
**Type** App for Non-Material  
Amendments

**Officer** Matthew Griffiths  
**Ward** Port Talbot

**Date Valid** 17th April 2026

**Parish** Port Talbot

**Proposal** Non-Material Amendment to condition 2 (approved plans) to vary materials on selected side elevations from stone to brickwork, of planning permission P2022/1063 for the Development for 43no. affordable dwellings and associated works including a new access, an internal road network, landscaping, sustainable drainage, car, cycle parking and partial demolition of school. The proposal is to amend the layout of the approved bin stores.

**Location** Former Dyffryn Lower School Talcennau Road Port Talbot Neath Port Talbot SA13 1EP

**Applicant's Name & Address**

Codi Group (Formerly Linc  
Cymru)  
The Old Post Office  
Exchange House  
High Street  
Newport  
NP20 1AA

**Agent's Name & Address**

Ms Kathryn Williams  
KEW Planning  
15 St Andrew's Crescent  
Cardiff  
CF10 3BD

**Easting** 277091

**Northing** 189474

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**Application No.** P2026/0253  
**Type** Full Plans

**Officer** Gavin Sterio  
**Ward** Briton Ferry East

**Date Valid** 21st April 2026

**Parish** Briton Ferry Town Council

**Proposal** Proposed construction of 2no. outdoor padel courts including raised platform to enable them.

**Location** Briton Ferry Steel Cricket Club Ynysymaerdy Road Briton Ferry Neath Port Talbot SA11 2TE

**Applicant's Name & Address**

Padel4Pawb  
77 Cwrt Sart  
Briton Ferry  
Neath Port Talbot  
SA11 2SR

**Agent's Name & Address**

Mr Nathan Puckering  
IC Planning Ltd  
Portland House  
New Bridge Street West  
Newcastle Upon Tyne  
NE1 8AL

**Easting** 274543

**Northing** 194946

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