

OFFICER REPORT

Application Number: P2026/0491

Site Address: 7 Plas Road Rhos Pontardawe Neath Port Talbot SA8 3HD

Proposal: Retrospective application for a single storey rear extension in addition to a raised decking area.

Applicant: Ms Stephanie Ginn

Agent: N/A

Ward: Rhos

Application Type: Full Plans

Valid Date: 22nd July 2026

Statutory Expiry Date: 15th September 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 18th August 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The site located at 7 Plas Road, Rhos comprises of a detached dwelling bounded by residential properties to the north, south, west and southwest. To the east lies the unclassified road known as 'Plas Road'. Garden areas are to the front and rear of the property. The site within a lower risk coal area.

DESCRIPTION OF DEVELOPMENT

This is a retrospective planning application for the construction of a single storey rear extension in addition to a raised decking area.

The single storey extension projects from the rear elevation of the host dwelling by approximately 5.39m and its width measured 4.52m. It has a flat roof design whereas the maximum height measures 3.42m. Sited on the northern elevation, with bi-folded door on the rear. The extension serves a kitchen/diner.

Adjoining the single storey rear extension is a raised decking area which wraps around the side and rear elevation of the extension. At its widest part, its depth measures 5.10m and its width measures 5.59m. Due to variations within the ground levels, its overall height differs; with 0.45m as its minimum height and 0.50m as its maximum height.

NEGOTIATIONS

No negotiations have been made.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

WARD MEMBERS- Notified on 27/07/2026.

CILYBEBYLL COMMUNITY COUNCIL- Consulted on 27/07/2026. No response received.

REPRESENTATIONS

The neighbouring properties were consulted on 28/07/2026.

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

Policy 9- Resilient Ecological Networks and Green Infrastructure

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.

PPW12 is supported by a series of more detailed Technical Advice Notes (TANs), of which the following are of relevance: -

3.9 The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations...

3.10 In areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness. In those areas, the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important.

6.2.12 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) has been applied

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

With regard to visual amenity, both the single storey rear extension in addition to the raised decking area are situated to the rear of the application site and therefore largely screened from public vantage points. Consequently, the development has limited visibility within the wider streetscene and is not considered to have an adverse impact upon its character or visual amenity.

With regard to the single storey rear extension, whilst it is acknowledged that a pitched roof extension is generally preferred, consideration is however given to the location of the extension to the rear of the property, in addition to its modest height and scale. Although the extension has a projection of approximately 5.39m, its single storey form and overall height of approx. 3.41m ensure that it remains visually subservient to the main dwelling. As such, it is not considered that the development would negatively impact upon the character or appearance of the main dwelling.

With respect to the raised decking area, given its overall depth of approximately 5.10m, and its overall width of 5.59m, it would therefore occupy a relatively substantial area of the rear garden. Nevertheless, the decking is raised only by 0.50m above adjacent ground level and as such, would not appear overly prominent. Whilst this exceeds the

0.30m height threshold applicable to permitted development rights for decking, the additional height does not result in the structure appearing visually intrusive.

Furthermore, given that sufficient amount of grassed area still remains beyond the decking, it is not considered that the site would appear overdeveloped as result of the development. Raised decking is also a feature commonly associated with residential properties and, having regard to its siting, height and relationship with the dwelling and remaining garden area, it is considered to represent an acceptably addition to the property.

Taking the above into account, it is considered that the proposal would not undermine the overall appearance, design and finishes of the existing property, nor would it detract from the character and appearance of the street scene. It is therefore considered that the proposal would comply with Policy BE1 of the Neath Port Talbot Local Development Plan, and the adopted Supplementary Planning Guidance on Design, incorporating the Householder Design Guidance.

Impact on Residential Amenity

With regard to the property to the north, 9 Plas Road, both properties are positioned broadly parallel to one another. The single storey rear extension projects approximately 3.80m beyond the rearmost elevation of this neighbouring property. The extension is situated approx. 3.85m from the shared boundary and approximately 8.55m from the nearest part of the dwelling itself. Whilst the extension projects beyond the rearmost elevation of no.9, having regard to its single storey nature, limited overall height and separation away from the shared boundary and neighbouring dwelling, it is not considered that the development would result in an unacceptable overbearing impact upon the occupiers of no.9.

A window is positioned within the side elevation of the extension facing towards no.9, serving the kitchen/diner. However, an existing boundary fence and hedgerow provide screening between the properties and taking into account the ground floor position of the window, it is not considered that this results in an unacceptable loss of privacy.

With regard to the raised decking, given its limited height of approx. 0.50m it would not result in any unacceptable overbearing or overshadowing impacts. Whilst the decking provides a slightly elevated views, the existing fence and hedgerow provide a substantial degree of screening. Accordingly, it is not considered that the decking results in a material increase in overlooking or unacceptable loss of privacy to the occupiers of no.9.

Turning to the property to the south, 5 Plas Road, both properties share an irregular relationship, with the single storey rear extension not projecting beyond the rearmost elevation of no.5. The extension is approximately 4.75m from the common boundary, and approximately 6.62m from the nearest part of the neighbouring dwelling. Having regard to its single storey form, limited overall height and separation from the shared boundary, it is not considered that the extension would result in any overbearing or overshadowing issues due to the overall height, projection or distance away from the

boundary. There are no windows on the side elevation of the extension facing no.5 and therefore no overlooking issues would arise as result.

With regard to the raised decking, this sits approximately 3.0m away from the common boundary and extends approximately 4.90m beyond the rearmost elevation of no.5, such that it is positioned adjacent to the rear garden area of this neighbouring property. Given its limited height of approximately 0.50m, the decking would not give rise to any unacceptable overbearing or overshadowing impacts.

With regard to privacy, it is acknowledged that the decking raises the ground levels by approximately 0.50m and therefore provides a degree of elevated outlook towards the neighbouring garden. Whilst a boundary fence of approximately 1.85m in height is situated along the shared boundary, the presence of this boundary fence alone would not necessarily prevent overlooking from the raised decking. Nevertheless, consideration is given to the fact that the decking itself is set back approximately 3m from the shared boundary, thereby limiting the views into the neighbouring garden. Furthermore, the decking is raised by a relatively modest amount and does not constitute a substantially elevated viewing platform. Whilst some additional views towards the rear garden of no.5 may therefore be available as result of the raised decking, having regard to its limited elevation, separation from the shared boundary and the presence of existing boundary treatment, the degree of additional overlooking is not considered sufficient to result in an unacceptable loss of privacy to neighbouring occupiers. Accordingly, the impact would not be of such significance as to warrant refusal of the application on residential amenity grounds.

Taking the above into account, it is not considered that the development will adversely affect the residential amenity of any of the surrounding properties. It is therefore considered that the proposal would comply with Policy BE1 of the Local Development Plan

Parking and Access Requirements and Impact on Highway Safety

The development would not displace any off-street parking provision, nor does it result in any additional bedrooms within the site. The development as such is sought to be in accordance 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.

In this case the development will provide a large wildflower border which be planted both along the front of the property and alongside the Righthand side Boundary. A green infrastructure statement has been submitted in line with the planning application. The statement outlines that the proposed development would enhance biodiversity and deliver net benefits by increasing the range of flora and fauna, allowing more food for pollinators and thus increasing insects and seeds for birdlife too. These proposals will ensure that any adverse environmental impacts will be adequately compensated for.

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 (Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking & Policy 9- Resilient Ecological Networks and Green Infrastructure) 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:

- Green Infrastructure Statement redacted
- Existing plan
- Proposed plan
- Site plan
- Location plan

Reason:
In the interests of clarity.

Action Conditions

- 2 The approved scheme of ecological enhancement measures indicated on document 'Green Infrastructure Statement redacted' shall be implemented and completed prior to the first beneficial use of the development hereby approved and 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 10th September 2026