

OFFICER REPORT

Application Number: P2026/0437

Site Address: 3 Glantwrch Ystalyfera Neath Port Talbot SA9 2JN

Proposal: Demolition of existing single storey rear and side extension and the construction of a single storey kitchen/dining room rear extension.

Applicant: Mr Jonathan Brown

Agent: N/A

Ward: Cwmllynfell & Ystalyfera

Application Type: Full Plans

Valid Date: 24th July 2026

Statutory Expiry Date: 17th September 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 18th August 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site comprises a semi-detached dwelling located at 3 Glantwrch, Ystalyfera. The site is bounded by residential properties to the north and south. Sited to the west is the unclassified road known as 'Glantwrch'. Gardens areas are to the front and rear of property. The site is within a low-risk coal area.

DESCRIPTION OF DEVELOPMENT

This is a householder planning application proposing the demolition of existing single storey rear and side extension and the construction of a single storey kitchen/dining room rear extension.

The proposed extension would be constructed wholly to the rear of the application site, measuring the entire width of the host dwelling; 5.79m. Its depth would measure 3.94m and it would include a flat roof design whereas the overall height would be 2.95m. A lantern would be installed to the centre of the roof.

Located on the rear elevation would be bi-folded door in addition to a window; to serve both the kitchen/dining room.

The proposed extension would be finished in dashed render to match existing property.

NEGOTIATIONS

The application was originally submitted under a Lawful Development Certificate. It was however advised that this application would not constitute as permitted development given that the proposed extension would be sited on the boundary shared with the adjoining property and therefore could result in the possibility of encroachment.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

WARD MEMBERS- Notified on 28/07/2026.

YSTALYFERA COMMUNITY COUNCIL- CONSULTED ON 28/07/2026. No response received.

REPRESENTATIONS

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

A site notice was also displayed 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, the proposed single storey rear extension would be located to the rear of the host property and as such would be screened from a public vantage point. While it is noted 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 limited scale. As such, it is not considered that the development would negatively impact upon the character or appearance of the main dwelling, nor upon the wider streetscene.

Furthermore, the application would consist of demolishing an existing single storey rear/side extension for this proposed development. Given that a single storey extension is not an uncommon feature of the application site, in addition to that the existing development has been constructed with a similar roof design, it is not considered that the proposed development would appear at odds with the host dwelling.

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 neighbouring property to the north, 1 Glantwrch, the proposed extension would be sited on the shared boundary with this property and would sit approximately level with the rearmost elevation of no.1. Therefore, due to the limited projection of the extension, in addition to its overall height, it is not considered that the development would result in any unacceptable overbearing or overshadowing issues. Given that there would be no windows on the side elevation of the proposed extension facing no.1, it is also not considered that any overlooking issues would arise.

Turning to the property to the south, 5 Glantwrch, the development would be located approximately 1.20m away from the boundary shared with this neighbouring property and would not project beyond the rearmost elevation of no.5. Again, due to its positioning away from the common boundary, in addition to its single storey form, with a limited depth and projection, it is also not considered that issues relating to overbearing or overshadowing would be of result. There would also be no windows on the side elevation of the proposed extension facing no.5, and therefore it is not considered that any privacy related issues arising from the extension would impact upon no.5.

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 proposed extension would not result in any additional bedrooms provided within the property, nor would it displace any off-street parking provision. The development therefore is sought to be in accordance with Policy TR2 of 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 bird nesting box which will be secured by a suitably worded condition. A green infrastructure statement has been submitted inline with this planning application. The statement outlines that the proposed extension would not result in any adverse environmental impacts upon local ecological networks. By removing 40% of the existing hard-paving and replacing it with organic planting, the development delivers a measurable, functional, and highly proportionate net benefit to the green infrastructure network in Ystalyfera, fully conforming with Neath Port Talbot Local Development Plan policies.

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

- Green Infrastructure Statement
- Location Plan
- 3 Glantwrch Existing elevations
- 3 Glantwrch Proposed Elevations
- 3 Glantwrch Floor Plans
- 3 Glantwrch Roof Plans
- Existing Site Plan
- Proposed Site Plan

Reason:

In the interests of clarity.

Action Conditions

- 3 The approved scheme of ecological enhancement measures indicated on document 'Green Infrastructure Statement' 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