

PROPOSED EXTENSION & ALTERATIONS
TO
GRAIG MADOC, LLANMIHANGEL, PYLE, CF33 6RL

PLANNING STATEMENT

6th August 2026



1. Type of Application:

Householder Planning Consent

2. Location of Proposed Development:

Graig Madoc, Llanmihangel, Pyle, CF33 6RL

3. Description of proposed development:

Proposed extension and alterations to the existing detached 1.5 storey bungalow including minor internal and external alterations.

4. Date of Preparation:

06.08.2026

5. Applicant

Mrs Laura Healey and Mr Luke Healey
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INTRODUCTION

The following Planning Statement has been prepared by Taliesin Architecture for the applicants and provides sufficient information to accompany a detailed 'Householder' planning application for the extension and alterations of the existing detached 1.5 story bungalow on the plot at Graig Madoc. The level of detail provided is commensurate with the application's status.

This Planning Statement must be read in conjunction with Planning Statement Appendices 22.05.26 document, planning submission drawing reference numbers 06201 - 200, 201, 202, 203, 204, 205 and associated design information and reports to be provided as part of the detailed planning application to be submitted to Neath Port Talbot County Borough Council.

SITE DETAILS

- Site address: Graig Madoc, Llanmihangel, Pyle, CF33 6RL
- Local authority: Neath Port Talbot County Borough Council
- Planning designation: Green Wedge Land
- Existing use: Lawful single detached 1.5 storey dwellinghouse
- Existing floor area:
 - Ground Floor: 151 sq.m
 - First Floor: 151 sq.m
 - Total floorspace as existing: 302 sq.m
- Site context: Rural setting with established vegetation, mature trees, hedgerows and grassland
- Access: Existing lawful access serving the dwelling

ASSESSMENT OF CONTEXT SURROUNDINGS

Llanmihangel is a small historic rural area Northwest of Pyle in Bridgend County Borough. The landscape is one of gently rolling countryside close to the River Kenfig and the old routeways linking Bridgend, Kenfig and Margam.

Key features of Llanmihangel is:

- Quiet and semi-rural
- Surrounded by pastureland, woodland and streams
- Rich in medieval and early Christian archeology
- Close to M4 yet still fairly hidden away

Nearby Llanmihangle Farmhouse is notable for its old stone construction, mullioned windows and surviving medieval detailing including pigeon nesting holes and traces of early construction methodologies. Parts of the farm are listed for their historical importance.

- Replacement and repositioning of the existing garage further away from established trees and hedgerows.

- The existing garage is in a poor condition and is not currently of sufficient size or internal configuration to accommodate a vehicle or tractor; the proposal would provide a fully functional ancillary garage capable of housing two cars, a small tractor, and a dedicated plant room above.

- The total increase in usable internal floor space from the rear extensions would be approximately 72 sq.m, representing an increase of approximately 23% of the existing dwelling. Whilst the proposed increase is marginally above the guideline contained within Policy EN5, that figure is not an absolute development limit. The proposal remains wholly within the established residential curtilage, is confined to the rear of the existing dwelling and has been deliberately designed using traditional rural forms to ensure that the existing dwelling remains clearly identifiable.

- No new residential unit is proposed, and the lawful residential use of the site will remain unchanged.

PLANNING POLICY CONTEXT - GREEN WEDGE

Green Wedge: LDP Policy Ref: EN3/5 (Margam). Within the designated Green Wedges, inappropriate development will not be permitted except in very exceptional circumstances. 'Inappropriate development' is defined in Planning Policy Wales (PPW, Edition 12) and relates to all types of development other than those for certain justified or essential activities that need to be located in the area and small scale extensions or farm diversification.

It is recognised that any new development is strictly controlled within Green Wedge land. However, policy generally allows for appropriate development, including:

- Development associated with existing lawful uses
- Alterations or extensions to existing dwellings
- Development that does not prejudice the openness or function of the Green wedge.

The proposal seeks to align with these principles by:

- Retaining the existing residential use
- Avoiding encroachment beyond the established domestic curtilage
- Ensuring any additions are visually subordinate and sensitively designed.

Green Wedge designations are intended to:

- Prevent coalescence of settlements.
- Protect the openness and character of land.
- Safeguard the countryside from inappropriate development.

LOCAL DEVELOPMENT PLAN POLICIES

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. Any new development will need to comply with the criterion set out in the following policy documents:

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking
Policy 8 – Flooding
Policy 9 – Resilient Ecological Networks and Green Infrastructure

Planning Policy Wales (Edition 12, February 2024). The primary objective of PPW 12 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 12 is supported by a series of more detailed Technical Advice Notes (TANs), of which the following are of relevance:

- Technical advice note (TAN) 5: nature conservation and planning 30 September 2009
- Technical advice note (TAN) 6: planning for sustainable rural communities 30 July 2010
- Technical advice note (TAN) 12: design 31 March 2016
- Technical advice note (TAN) 15: development, flooding and coastal erosion 31 March 2025
- Technical advice note (TAN) 18: transport 31 March 2007
- Technical advice note (TAN) 24: the historic environment 30 May 2017

In addition to National guidance contained within Planning Policy Wales, any application would be considered against the Policies within Future Wales and the adopted Neath Port Talbot Local Development Plan.

The following SPG is of relevance to this application:

- Parking Standards (October 2016)
- Biodiversity and Geodiversity (May 2018)
- Pollution (October 2016) • Open Space & Greenspace (July 2017)
- Design (July 2017)

ARCHITECTURAL DESIGN APPROACH

A proposal aims to maintain openness, protect the existing landscape character, enhance biodiversity within the Green Wedge, whilst also improving the architectural integration of the dwelling within its rural site context.

The style of the dwelling aims to achieve a traditional typology for farm buildings, located within the Green Wedge that sits well within its sensitive site context. The design was fundamentally driven by the applicant's desire for a family home that would be a slightly modern take on a traditional farm house dwelling. The concept is based on the idea of creating an architecture that respects the existing dwelling by maintaining the linearity of it's built form at the front, so that the new extensions are located at the rear of the plot, in order to maintain the visual form of the street-scene as far as is practicable.

The existing dwelling is sympathetic in built form to it's rural setting but is sadly lacking in any real architectural merit. The proposals seeks to maintain the overall architectural style of the existing dwelling, whilst improving upon it's external appearance. Traditional farmhouses combine living spaces with livestock housing and are in many ways barn type structures. They have a compelling

visual form, predominantly built in stone and connected to the landscape by dry stone walls. The proposals aim to demonstrate this by sensitively replicating local vernacular farm buildings through the use of traditional slate pitched roofs and the extensive use of stonework within the facades.

The design approach has been informed by:

- Use of a vaulted 1.5-storey form to reduce perceived mass and bulk
- Alignment with the existing building's linear mass, scale and roofscape
- Use of high-quality, natural materials sympathetic to the rural setting.
- Locating the extensions for additional living accommodation at the rear so as to minimise any insensitive impact on the street-scene.

Sketch image of the proposed 'Streetscene' elevation



PROPOSED EXTERNAL MATERIALS

Stonework

The intention is to replace the existing sand / cement rendered external finish with natural stonework to the vast majority of the dwelling, including the proposed extensions. Some areas of render will be retained, as per the proposed elevations drawings.

The rationale for the use of natural stonework:

- Better reflect the prevailing local vernacular, which is characterised by traditional stone-built farmhouse dwellings.
- Improve the visual integration of the property within the rural landscape and Green Wedge setting. Natural stonework helps to anchor the building into the natural landscape.
- Greatly reduce the prominence of the existing stark white rendered appearance, which contrasts with nearby traditional buildings.
- Deliver a more durable, high-quality external finish appropriate to the long-term stewardship of the site.

- The stonework would be of a natural or locally sourced appropriate stone, with coursing, colour and detailing to be agreed, ensuring the development remains subtle, recessive and visually coherent within its surroundings.



Proposed sketch image looking towards the rear of the dwelling

Slate Roofs

The rationale for the use of natural slate:

- Natural slate roofs offer an excellent mix of durability, appearance and long term performance
- Offering exceptional longevity, often outlasting more modern building materials
- Offering natural beauty due to slates distinctive texture, depth and colour variation, giving a timeless appearance to the building
- Provides excellent weather durability, sustainability and environmental performance
- Frequently used on heritage buildings because it compliments both traditional and modern architecture exceptionally well

Modern Glazing

The traditional elements of natural stone and slate are juxtaposed at the rear by the introduction of more contemporary elements such as grey aluminium framed windows / glazing which offer reduced frame thicknesses, giving the windows a lighter and less obtrusive appearance as well as increasing internal natural light within the dwelling and affording excellent vistas from within the dwelling towards the rolling landscape.

Landscaping and Ecological features

The following landscaping and ecological features already implemented or planned as part of the proposals include:

- Planting of six new trees within the site
- Significant rehabilitation and strengthening of existing hedgerows.
- Removal of non-native and inappropriate plant species
- Creation of a pond to support biodiversity
- Establishment of wildflower areas and woodland planting
- Formation of a vegetable garden, chicken coop, bee hives, and paddock

These measures demonstrate an active commitment to rewilding, habitat creation, and environmental stewardship, reinforcing the role of the Green Wedge rather than undermining it.

Fundamental Design Principles

Fundamental Design Principles of the proposed include:

- Remaining within the established domestic envelope.
- Avoid encroachment toward site boundaries.
- Not lead to coalescence with neighbouring properties
- Preserve the openness and function of the Green Wedge designation.

The proposed increase in eaves and roof height is driven by functionality and sustainability requirements for the demands of modern living. Provision of vaulted internal spaces allow more flexibility of accommodation on the upper level. The proposed 1 Metre increase in ridge height has been carefully considered and forms an integral part of the overall design approach rather than representing an unnecessary increase in the scale of the dwelling. The height increase allows the existing first floor accommodation to function as practical and comfortable living space by providing increased headroom and more usable internal floor area. It also facilitates more energy efficient roofspace in accordance with current Building Regulations standards. The modest increase in height also allows the rear extensions to be integrated naturally with the existing dwelling, thus avoiding awkward junctions and disproportionate roof forms to create a more balanced and traditional rural appearance.

A plant room and store above the garage does not seek to create additional habitable accommodation, nor does it result in a visually dominant or intrusive roof form when viewed within the wider landscape context.

VEHICULAR ACCESS, PARKING & SUSTAINABLE INFRASTRUCTURE

- The existing garage is in very poor condition and not currently capable of accommodating a vehicle or agricultural equipment, due to its limited size and internal configuration.
- The garage will be re-positioned further away from established trees and hedgerows, reducing pressure on landscape features and improving site ecology.
- The revised garage footprint increases from 34 sq.m (existing) to 58 sq.m (proposed), enabling a genuinely functional ancillary garage while remaining proportionate and clearly subordinate to the dwelling.
- No increase in traffic generation beyond normal domestic use
- Dual access to the site ensures the suitability of existing vehicular infrastructure is maintained
- The existing parking provision is substantial and is suitable for accommodating numerous vehicles at any one time.
- No vehicle has to leave site in a reverse gear ensuring safety for other road users and pedestrians alike

Pedestrian accessibility

- Suitable pedestrian access to the dwelling for the applicant and visitors including the disabled is provided by maintaining a road level entrance.
- A low level access threshold will be created at the principal front entrance, for universal access into the dwelling. At the rear, a level (raised) patio is to be incorporated into the design, with ambulant disabled steps to allow full use of the rear amenity space for both residents and visitors.
- The building's principal entrance is clearly announced by the partially glazed entrance facade and timber framed canopy structure.

Plant Room & Sustainability Infrastructure

The proposed garage will incorporate an upper level plant room within the new roof space, which is enabled by a modest increase in eaves and roof height. This plant room is required to accommodate:

- Water well equipment
- Solar panel infrastructure and associated controls
- Ground source heating manifolds and inlets.

Locating the plant room within upper level:

- Avoids the need for additional standalone structures.
- Keeps services visually contained within a single ancillary building.
- Minimizes built form at ground level.
- Supports the long-term sustainability and self-sufficiency of the dwelling.

This approach aligns with Welsh planning policy objectives relating to energy efficiency, climate resilience, and low-impact development, without materially affecting openness within the Green Wedge.

Residential Amenity

- No additional noise, light or disturbance beyond existing residential use will occur
- No adverse impact on neighbouring properties
- No commercial or intensified activity is proposed
- The proposals are domestic in nature and consistent with the established use of the site

Environmental Considerations

The building will take a passive approach to environmental issues: reducing heat loss by highly insulating the building fabric, good detailing to reduce drafts and air leakage, using the building's orientation to maximise solar gain in the winter and minimising openings in cold faces.

The use of thermal mass will help to retain heat well into the night and opening high level glazing will help to remove ceiling heat pooling during the summer months.

The thermal performance of the building's envelope will aim to exceed current Building Regulations requirements. These measures will minimise the heat loss from the building during the cooler winter period which will help to reduce the building's energy usage and carbon emissions.

The applicants are very keen to explore renewable technologies to heat and cool the dwelling. The intention is to provide a means of heating the dwelling through the incorporation of a ground source heat pump. Control of heating and cooling within the building will be aided greatly through the use of a mechanical heat recovery system.

Materials where appropriate will be sourced locally and thought given to the future recycling of any building materials.

It is also intended that the landscape will be designed to reduce the amount of hard landscaping where practicable to allow natural attenuation of storm water run-off and to enhance the existing range of habitats. Permeable decorative chippings will be utilised for use within the driveway to aid this natural water attenuation and semi-permeable stone paving will be utilised for the raised rear patio area and access pathways.

CONCLUSION

This Planning Statement aims to demonstrate that the proposed development has been carefully considered in respect of local policy and that the character, scale and appearance of the proposed dwelling is wholly consistent and therefore enhances its surrounding environment within the Green Wedge.

The proposed development represents a modest, domestic-scale improvement to an existing dwelling, without any change of use or expansion beyond established residential activity. The intention is to respect the purposes of the Green Wedge designation whilst allowing reasonable and appropriate investment and improvements to an existing home to ensure that the proposals are well-considered, sympathetic and policy-compliant.

The scale, height and massing of the development has been carefully considered and designed to provide a proposal that not only improves on the existing dwelling but also fully respects the existing buildings in the surrounding area also.

In terms of design and use of good quality materials, the proposal takes on many of the positive aspects of the surrounding area as well as integrating modern architectural principles and construction methods that demonstrate a progressive approach which hopefully acts towards the general improvement of the locality.

This development is therefore seen as an opportunity to provide an improved family home which satisfies the demands of modern living to the advantage of the applicants and their family, by providing a well considered environmentally efficient, high quality sustainable dwelling that will contribute positively to the local community.

The development will be fully accessible for all, including those with access difficulties both internally and externally.

