

OFFICER REPORT

Application Number: P2026/0503

Site Address: 14 Brondeg Lane Alltwen Pontardawe Neath Port Talbot
SA8 3AE

Proposal: Single storey rear and side extension, rear access steps
and associated works.

Applicant: Mark Frohwein

Agent: N/A

Ward: Alltwen

Application Type: Full Plans

Valid Date: 4th August 2026

Statutory Expiry Date: 28th September 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 26th August 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The site, located at 14 Brondeg Lane comprises of a two-storey semi-detached dwelling which is bounded by residential properties to the northeast and southwest. The property benefits from a driveway and a detached garage to the side and rear, in addition to a large rear garden area measuring a depth of approximately 29.35m. Sited to the front of the site is the unclassified road 'Brondeg Lane'. The site is partially within a high risk, and partially within a low-risk coal area.

DESCRIPTION OF DEVELOPMENT

This householder planning application seeks permission for the construction of a single storey side and rear extension. The proposed extension would project approximately 4.05m beyond the rearmost elevation of the host dwelling and its width would measure 7.60m. Its projection from the side elevation of the host property would be 1.35m.

It would have a flat roof design, however due to a difference in ground levels, its overall height would vary. Measured from the ground level, the proposed extension would have a minimum height of 3.40m, and a maximum height of 3.80m.

Located on the rear elevation would be an access door in addition to two windows. A window would also be installed to the front elevation. These windows and door would all serve the proposed kitchen/diner.

The extension would be finished in red clay facing brick to match existing property.

Access steps are proposed to the rear of the property, at a height of 0.90m. The steps would measure a total width of 2.45m and a depth of 1.15m.

NEGOTIATIONS

The site was recently granted planning permission under P2026/0155 for a similar scheme comprising a *“Proposed single storey rear and side extension and rear access steps.”*

Following the grant of planning permission, the agent queried whether the application approved under P2026/0155 could be amended through a non-material amendments application.

However, given that the amended extension would project closer towards the neighbouring property than the previously approved development, it was considered that the changes could not be treated as a non-material. The applicant was therefore advised that a new householder application would be required to enable the revised proposal.

PLANNING HISTORY

The application site has the following relevant planning history: -

- P2026/0155. Proposed single storey rear and side extension and rear access steps. Approved 08/05/2026.
- P2005/0421. Garage. Approved 11/10/2005.

CONSULTATIONS

WARD MEMBERS- Notified on 04/08/2026. *“No objections to the proposal”*

CILYBEBYLL COMMUNITY COUNCIL- Consulted on 04/08/2026. No response received.

REPRESENTATIONS

The neighbouring properties were consulted on 05/08/2026.

A site notice was also displayed on 04/08/2026.

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 extension would project from the side elevation of the host dwelling by approximately 1.35m and would therefore be visible from a public vantage point. Whilst it is acknowledged that a pitched roof design would be preferred over a flat roof design, consideration is given to the single storey form of the development, in addition to its set back from the principal elevation of the main dwelling by approximately 6.25m. Given that it would only marginally exceed the permitted development requirements and considering that its materials would replicate those used on the existing property, it is not considered that the extension would undermine the overall character of the host dwelling.

Furthermore, given that the extension would be sited approximately 9m away from the adjoining highway, and that there are other types of side extension within proximity, it is not apparent that the development would appear at odds with the surrounding streetscene.

With regard to the access steps, this would be considered as an essential construction for access into the rear of the proposed extension. This is considered to result in a minor alteration to the main dwellinghouse and therefore would not negatively impact upon the visual amenity of the application site.

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 northeast, Llysgrwyn, 12 Brondeg Lane, the proposed extension would be sited approximately 4.83m away from the shared boundary, and it would project approximately 1.25m beyond the rearmost elevation of no.12. Due to this limited projection, in addition to the maximum height of the proposed extension, it is not considered that any issues relating to overbearing or overshadowing would arise. There would be no windows on the side elevation of the extension facing this property, and therefore it is not considered that issues relating to overlooking would arise as result of the extension. With regard to the rear access steps, whilst it is acknowledged that this would result in an elevated platform, such degree of overlooking as result of the steps would be dismissed given that the purpose of the steps would

solely be for access into the property rather than as a space for leisure or any prolonged use.

Turning to the property to the southwest, Y Frondeg, 16 Brondeg Lane, the proposed extension would be sited approximately 4.85m away from the common boundary, and due to the orientation of both properties, the development would project out approximately 6.35m further than the rearmost elevation of no.16. Due to the separation distance however, in addition to the limited height of the extension, it is also not considered that issues relating to overbearing or overshadowing would impact upon no.16. There would also be no windows directly facing no.16, and therefore it is not considered that privacy related issues would arise. Again due to the use of the access steps, it is not considered that this would result in any unacceptable overlooking issues.

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 property has sufficient amount of off-street parking provided at 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 new planting area in addition to a bird box which will be secured by a suitably worded condition. A green infrastructure statement has been submitted in line with the planning application. It is considered 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 (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:-

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
- existing and proposed site plan
- site location plan
- existing and proposed plan and section
- existing floor plan and elevations
- proposed plan and elevations

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.

- 4 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

Case Officer	Lowri Jones
Telephone No.	01639 686740
Date of Recommendation	16th September 2026