

## OFFICER REPORT

**Application Number:** P2026/0540

**Site Address:** 28 John Street Resolven Neath Port Talbot SA11 4LB

**Proposal:** First floor and single storey rear extension

**Applicant:** Mr James Parsons

**Agent:** Mr James Evans

**Ward:** Resolven & Tonna

**Application Type:** Full Plans

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**Valid Date:** 17th August 2026

**Statutory Expiry Date:** 11th October 2026

**Ext. of Time / PPA date:**

**Publicity Expiry Date:** 16th September 2026

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### RECOMMENDATION - Approved

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#### SITE AND CONTEXT

The application site is located at 28 John Street, Resolven comprising of a mid-terraced two-storey dwellinghouse. The site is bound by residential dwellings to the east and west and located to the south is the unclassified road 'John Street'. A rear access lane is located to the north of the application site, separating the application property from a further garden area where an outbuilding is situated.

#### DESCRIPTION OF DEVELOPMENT

This is a full application proposing construction of a first-floor rear extension over the existing ground floor. The rear extension projects 3.6m from the main dwellinghouse rear wall and measures 3m in width. It features a flat roof set flush with the existing rear roof slope profile, with an eaves and maximum height of 5.5m from ground level. The rear elevation features a window overlooking the applicant's rear garden.

The application also seeks to propose a single-storey rear extension that would adjoin the existing single-storey element at the rear of the application property. The extension would project 2.5m beyond the existing rear wall and would measure 3m in width. It would feature a flat roof with an eaves height and overall maximum height of 2.9m. It would also include a window within the rear elevation.

### NEGOTIATIONS

None.

### PLANNING HISTORY

The application site has no relevant planning history.

### CONSULTATIONS

Ward members consulted on the 26<sup>th</sup> of August 2026.

Resolven and Tonna community council was consulted on 26<sup>th</sup> of August 2026.

The Highways Authority were consulted on the 26<sup>th</sup> of August 2026 – no objection

### REPRESENTATIONS

The neighbouring properties were consulted via letter on the 27<sup>th</sup> of April 2026.

In response, one representative has been received objecting to the proposal.

Concerns are summarised as follows:

- The development would result in overshadowing.
- The development would overlook the neighbouring garden amenity spaces and result in a loss of privacy.
- The proposal could have a negative influence on house values in the immediate area.
- If approved, construction works would result in noise and disturbance.
- Construction work could cause damage to neighbouring dwellings.

- There are barely any similar developments within the immediate street scene.

## 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.

*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.*

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

- Technical Advice Note (TAN) 12: Design

### 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

Regarding visual amenity, by virtue of its scale and design it is not considered that the development would undermine the character and appearance of the application property. A condition will be attached to any given consent requiring the materials used within the proposed development to match those used within the existing dwellinghouse. This will ensure a sense of continuity is achieved between the existing and proposed elements.

Given that the application property is a mid-terrace dwelling, the extension would be sited to the rear and would only be visible from the intervening rear access lane, which is the only public vantage point. It is also noted that there are similar developments present within the immediate street scene and as such, the development is not considered to have a detrimental impact on the visual amenity or the character and appearance of the surrounding area.

Provided that the condition is adhered to, it is considered that the proposal would comply with Policy BE1 of the Neath Port Talbot Adopted Local Development Plan and the adopted Supplementary Planning Guidance on design, incorporating the householder extension design guide.

### Impact on Residential Amenity

In relation to the neighbouring properties to the east and west at no's 26 and 30 John Street, the proposed first floor rear extension will be visible due to its orientation and scale. It is noted that the development projects within the limits recommended for terraced properties within the Council's Supplementary Planning Guidance for first-floor extensions of 3.6m. In respect of privacy, there are no windows proposed on either side elevation facing the adjoining neighbouring properties at no's 26 and 30. The proposed first-floor window on the rear elevation would look out over the applicant's private garden, rear access lane and separate garden space. Given the absence of any neighbouring residential properties beyond the rear garden and the approximate 5m distance to the rear boundary from the proposed first floor extension, the proposal is not considered to result in unacceptable overlooking or loss of privacy. Similarly, the proposed single-storey rear extension contains no side-facing windows, with a window proposed only within the rear elevation at ground-floor level overlooking the applicant's private garden. As such, the proposal would not result in any unacceptable overlooking or loss of privacy.

In terms of overbearing and overshadowing impacts, the proposed first-floor projection of 3.6m accords with the Council's SPG for terraced properties. The proposed development would be positioned approximately 0.1m from the shared boundary with no.26, while maintaining a separation distance of approximately 2.1m from the shared boundary with no.30. Additionally, the proposed first-floor extension would be situated approximately 5m from the rear boundary and given the absence of residential properties beyond this, it is considered that the first-floor element would not result in any unacceptable overshadowing or overbearing impact on neighbouring amenity. Similarly, the proposed single-storey rear extension would adjoin the existing single-storey element and together project 7.2m from the existing rear wall, in accordance with the Council's SPG guidance for ground-floor extensions for terraced properties. Given its scale, and the separation distance of approximately 1.5m from the rear boundary, and the absence of residential properties beyond, the proposal would not result in an unacceptable overbearing or overshadowing impact on neighbouring occupiers.

Taking the above into account, it is not considered that the development would adversely affect the residential amenity of the surrounding properties. It is therefore considered that the proposal would comply with Policy BE1 of the Neath Port Talbot Adopted Local Development Plan, and the adopted Supplementary Planning Guidance on design.

#### Parking and Access Requirements and Impact on Highway Safety

Given that the proposal would increase the number of bedrooms from two to three, the Highway Authority was consulted to assess the potential impacts on highway and pedestrian safety. No objection was raised, subject to the development being carried out in accordance with the approved plans. As such, the development is therefore considered to accord with Policy TR2 of the Neath Port Talbot Adopted 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 box under the eaves within the curtilage of the dwellinghouse which will be secured by a suitably worded condition.

#### Other Matters

As identified earlier in this report, representations were received in response following the publicity exercise. In response to the issues raised which have not been addressed elsewhere in this report, the following comments are made:

- The proposal could have a negative influence on house values in the immediate area.

Property value is not a material planning consideration in the determination of a planning application.

- If approved, construction works would result in noise and disturbance.

Construction works are temporary by nature and as such any potential noise and disturbance impact would not be permanent.

- Construction work could cause damage to neighbouring dwellings.

Damage to neighbouring dwellings through construction works is a private civil matter.

## 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 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:

site and location plans, received 17-AUG-26

Proposed and existing elevations, received 17-AUG-26

Proposed and existing floor plans, received 17-AUG-26

GIS, received 07-SEP-26

Reason:

In the interests of clarity.

#### Regulatory Conditions

- 3           Prior to the first beneficial use of the development hereby approved, a bird box shall be installed below the eaves within the curtilage of the application property as detailed in the supporting document, 'GIS' and shall be retained as such thereafter.

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        The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

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| <b>Case Officer</b>           | Nia Ferris          |
| <b>Telephone No.</b>          | 01639 686738        |
| <b>Date of Recommendation</b> | 30th September 2026 |