

OFFICER REPORT

Application Number: P2026/0604

Site Address: 26 New Street Tonna Neath Port Talbot SA11 3JJ

Proposal: Proposed Lawful Development Certificate of a single storey rear extension

Applicant: Mr Dean Arnold

Agent: Mr Ian Gill

Ward: Resolven & Tonna

Application Type: Proposed Lawful Development Certificate

Valid Date: 18th September 2026

Statutory Expiry Date: 12th November 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 23rd September 2026

RECOMMENDATION - Issue Certificate

OFFICER REPORT

LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED OR EXISTING DEVELOPMENT

App. Number:	P2026/0604
Location:	26 New Street, Tonna
Description of Development:	Single storey rear extension

SINGLE STOREY REAR EXTENSION

ASSESSMENT

Criteria:		
1. Is the development on the elevation opposite the Principal Elevation? <i>If No, then not PD.</i>	Yes	
Response: The development is situated opposite the principal elevation as it's projecting from the rear elevation.		
2. Is the development is a Conservation Area? [If Yes, see below]		No
Response: The proposed development is not in a conservation area.		
3. Is the development to a Listed Building? [If Yes, see below]		No
Response: The proposed development is not a listed building.		
4. Is the development contained wholly within the curtilage of a residential dwellinghouse? <i>If No, then not PD.</i>	Yes	
Response: The proposed development is contained wholly within the curtilage of the site.		
5. Have 'Permitted Development Rights' been removed from the property? <i>If Yes, then not PD.</i>		No
Response: Permitted development rights have not been removed from the property.		
6. Would the area covered by extension and outbuildings exceed 50% of the total area of the curtilage? <i>If Yes, then not PD.</i>		No
Response: The total area covered by the extensions and outbuildings do not exceed 50% of the curtilage.		
7. Would the height of the extension exceed the height of the ridge		No

of the existing dwelling (excluding any chimneys on existing dwelling, but including any chimneys on the proposed extension)? <i>If Yes, then not PD.</i>		
Response: The height of the proposed development will not exceed the height of the ridge of the existing dwelling.		
8. Would the eaves height of the extension exceed the height of the existing dwelling at the point that the extension adjoins? <i>If Yes, then not PD.</i>		No
Response: The eaves height of the extension does not exceed the height of the eaves at the point it adjoins.		
9. If the extension is within 2m of the boundary does the eaves height exceed 3m, measured to the original ground level immediately adjacent to the eaves? <i>If Yes then not PD.</i>		No
Response: The proposed development is approximately 1.6m from the boundary and measures to an eaves height of 2.9m, therefore does not exceed.		
10. Would the proposal exceed 4m in height (including any proposed chimneys)? <i>If Yes, then not PD.</i>		No
Response: The proposal measures to a maximum height of 3.5m, therefore does not exceed.		
11. Would the proposed extension project out more the 4m beyond any relevant parts of the rear wall of the original dwelling to which it adjoins? <i>If Yes, then not PD.</i>		No
Response: The proposed development projects 2.6m from the existing rear wall, therefore, does not exceed.		
12. Would the proposed development have matching materials (where practical)? <i>If No, then not PD.</i>	Yes	
Response: The development is proposed to use matching materials as the existing dwellinghouse.		

13.If the proposed extension would adjoin an existing outbuilding does the resultant development meet the above criteria? <i>If No, then not PD?</i>		No
Response: The proposed development does not adjoin any existing outbuilding.		

Changing the existing two patio doors to a rear window and narrow existing window on rear elevation

Given that the existing window and two patio doors are situated on the ground floor and serves the rear elevation of the dwellinghouse, its replacement with a window and the narrowing of another would be considered permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (Wales).

By virtue of the fact that the proposed development meets all of the above criteria, it is 'Permitted Development' under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). As such, does not require the benefit of planning permission.

RECOMMENDATION

To Issue a Lawful Development Certificate

RECOMMENDATION

Issue Certificate

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Case Officer	Nia Ferris
Telephone No.	01639 686738
Date of Recommendation	30th September 2026