

SITE AND CONTEXT

The site located at 58 Edward Street, Alltwen comprises of a two-storey detached dwelling which is bounded by residential properties to the northeast and southwest. The property fronts the unclassified road 'Edward Street'. To the rear of the property is a large garden area measuring a depth of approximately 31.22m. The site is within a low-risk coal area.

DESCRIPTION OF DEVELOPMENT

This application seeks planning permission for the construction of a two-storey rear extension, a front porch extension, and fenestration alterations to the host dwelling.

The property currently benefits from an existing two storey rear extension; measuring a width of 4.51m, a depth of 1.70m, eaves height of 6.39m and ridge height of 8m.

This proposed development would extend onto this existing extension to form a full width two storey rear projection, measuring approximately 7.75m in width, a depth of 4.75m, eaves height of 5.39m and ridge height of 7.27m.

The ground floor rear elevation would comprise patio door with windows positioned on either side, serving the dining room. The first-floor rear elevation would include two windows, one of which would include a Juliet balcony. Each window would serve a bedroom.

The southwestern side elevation of the proposed extension would include a residential door at ground floor, and a window at first floor serving the en-suite.

The fenestration alterations would include an additional window located at first floor northeastern side elevation of the host dwelling which would serve the bathroom.

The proposed front porch extension would project out of the principal elevation of the host dwelling by approximately 1.60m and would measure a width of 2.10m. It would have a pitched roof design, whereas the height to the eaves would measure 2.50m and 3.45m to its ridge. The front elevation would include a residential door for access into the property, and a window on the side.

It has been annotated on the plans that the developments would be finished in a rendered material to match the existing dwelling.

NEGOTIATIONS

No negotiations have been undertaken.

PLANNING HISTORY

The application site has the following relevant planning history: -

- P2008/0206. PART SINGLE STOREY PART TWO STOREY REAR EXTENSION AND RAISE RIDGE OF REAR WING ROOF. Approved 11/06/2008.

CONSULTATIONS

WARD MEMBERS- Notified on 17/03/2026. No objection to the proposal.

CILYBEBYLL COMMUNITY COUNCIL- Consulted on 17/03/2026. No response received.

BIODIVERSITY UNIT- Consulted on 17/03/2026. Details of response found within the 'biodiversity' section of report.

REPRESENTATIONS

The neighbouring properties were consulted on 17/03/2026.

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 two storey rear extension would be situated to the rear of the application property, and as such would largely be screened from a public vantage point. Within the Authority's design guidance, paragraph B.2.8 and B.2.9 states that *"Rear extensions to detached and semi-detached properties should adhere to the overarching design of the main dwelling, and provide an integrated addition that complements the scale and massing of the host property. The roof should therefore tie into the main roof of the property, and follow its existing design, unless site conditions dictate otherwise. For example, if the roof to the main property is hipped or gable in form, that this is replicated in the design of the proposed extension."*

In this case, the proposed two storey rear extension would be of a scale that would complement the existing dwelling, and it would include a pitched roof design which would tie in with the existing roof. Given that the choice of roof materials would replicate the existing roof, it is considered that this aspect of the proposal would be in accordance with the above referenced guidance, and therefore the development would not negatively impact upon the design and character of the host property. Furthermore, while the overall footprint of the application property would largely be increased as result of the extension, it is not however considered to result in overdevelopment of the site given that the property benefits from a large garden area.

In terms of the single storey front porch extension, due to its position to the front elevation of the host property, the development as such would be significantly prominent from the streetscene. While this porch would introduce a minor alteration to the appearance of the host dwelling, its modest scale and subordinate design would however remain proportionate to the existing property. As such, this aspect of the development would not result in an adverse impact upon the character of the application property or the surrounding area.

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 Local Development Plan.

Impact on Residential Amenity

With regard to the neighbouring property located to the northeast, 60 Edward Street, the proposed two storey rear extension would be sited a distance of approximately 2.50m away from the boundary shared with this property, and the development would run parallel with this neighbouring two storey rear extension. Within the Council's Design Guidance, paragraph B.2.10 outlines that the 45-degree rule is to be used for first floor extensions to detached and semi-detached properties. The compliance with this is to be taken from the mid-point of the nearest habitable room window on the neighbouring properties either side of the application dwelling, at ground and first floor. The objective of this rule is to ensure that the development does not result in an adverse impact upon the amenities of the occupiers of the adjoining properties. In this instance, the proposed two storey extension would be sited a distance of approximately 5.50m away from the midpoint of the nearest habitable room window at no.60, and the two-storey extension would not project out further than the rearmost elevation of this neighbouring property. The design and siting of the proposed extension as such ensures that the development complies with the 45-degree rule defined within the aforementioned guidance. As such, it is not considered that the proposal would result in any unacceptable overbearing or overshadowing impact upon 60 Edward Street. There would be one additional window located on the side elevation of the host property at first floor which would result in views directed towards this neighbouring property. Given that the window would however serve a bathroom, a condition will be attached to the decision notice of this application for this window to be obscurely glazed. As such, no privacy related issues would arise as result of this development. With regard to the proposed front porch extension, given its limited height, projection and position to the front elevation, it is also not considered that this aspect of the proposal would result in an unacceptable harm upon no.60.

Turning to the property sited to the southwest, 56 Edward Street, the proposed two storey rear extension would be located approximately 0.85m away from the common boundary, and its projection would be 2.40m further than the rearmost elevation of no.56. Again, the development must be assessed against the 45-degree rule aforementioned above. In this case, the proposed two storey extension would be sited approximately 2.25m away from the midpoint of the nearest habitable room window located at 56 and would not encroach the 45-degree line. The development as such accords with the above-mentioned guidance, and therefore would not result in any unacceptable overbearing or overshadowing issues upon no.56. With regard to overlooking, there would be a window located at first floor side elevation of the rear extension, facing this neighbouring property. The window would however serve an en-suite which is not a habitable room window and as such a condition will be attached to the decision notice requiring this window to be obscurely glazed. As such, it is not considered that any privacy related issues would arise as result of the proposed rear extension.

With regard to the front porch extension, this would be sited approx. 3.92m away from the boundary shared with this property. Again, due to the limited scale of the development, it is not considered that any issues relating to overbearing, overshadowing or overlooking would arise.

With regard to both properties situated to the rear, 64 & 65 Lon Hir, the proposed two storey rear extension would be positioned a minimum distance of 24m away from the boundary shared with these properties. Due to the sufficient distance retained between the proposed rear extension and the shared boundary, it is therefore not considered that any unacceptable issues relating to overbearing, overshadowing or overlooking would arise due to the development. The proposed front porch extension would be completely screened from these neighbouring properties as it would be separated by the application property. Therefore, it is also not considered that this aspect of the proposal would impact upon no.64 & 65.

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 application property does not benefit from any off-street parking provision provided at the site, and the proposal would only result in one additional bedroom provided within the property. It is therefore not considered that the proposal would detrimentally impact upon highway or pedestrian safety. The development therefore 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 bird box and a bat box which will be secured by a suitably worded condition. A green infrastructure statement has also been submitted in line with the planning application. The statement outlines that the local area has sufficient connectivity and green infrastructure. The provision of bird and bat boxes will aim to minimise any adverse environmental effects.

The Authority's biodiversity unit were also consulted on this planning application following the submission of a bat report. The department provided **no objections** to the proposal subject to the following condition to be implemented on the decision notice:

- *The development shall be carried out in accordance with the recommendations outlined in: Section 4 of the Bat Survey Report by I&G Ecological Consulting, dated 11th February 2026*

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.