

SITE AND CONTEXT

The site, located at 36 Dulais Road, Seven Sisters comprises of a detached bungalow which is bounded by a residential dwelling to the northeast. To the rear of the site locates open green land, and to the front situates the A road 'Dulais Road'. The property is at a slightly elevated position and is accessed via a tandem driveway to the side. The site is within a low-risk coal area.

DESCRIPTION OF DEVELOPMENT

This is a full householder application for the construction of a proposed single-storey rear extension, raising of the ridge height of the main dwelling to facilitate front dormer windows and rear dormer extension, and fenestration alterations to the existing dwellinghouse.

The proposed single storey extension would be constructed to the rear of the host dwelling. Its depth would measure 4m, and it would have a width of 10m. The development would incorporate a flat roof design, whereas the maximum height when measured from ground level would be 2.60m. The rear elevation would include bi-folded door to serve the kitchen, and a single window serving the utility room. The northeastern side elevation would include a residential door and two windows, each of which would serve the utility room and ensuite. The southwestern side elevation would include two windows which would also serve the kitchen. This development would comply with permitted development rights for a single storey rear extension, and as such planning permission would not be required for the works.

The ridge height of the main dwelling would be increased from 4.60m to 5.30m to facilitate both front and rear dormer. The proposed rear dormer extension would measure a width of 10.80m and a depth of 3.93m. It would have a flat roof design, whereas the overall height would measure 2.58m. The rear elevation of the dormer would include three windows, each to serve two bedrooms and an en-suite.

The front elevation of the host dwelling would also include three single pitched dormer windows. Each dormer window would measure a width of 1.40m, a depth of 1.84m and its overall height would measure 1.60m. The windows would serve two wardrobes and a landing.

The dormer extensions would require planning permission given that the development exceeds 50 cubic meters.

The fenestration alterations would include new windows on both side elevation of the host dwelling. This would also fall under permitted development and therefore would not require planning permission.

NEGOTIATIONS

No negotiations have been made.

PLANNING HISTORY

The application site has the following relevant planning history: -

- N1983/0178. New Bungalow. Approved 22/06/1983.

CONSULTATIONS

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

BIODIVERSITY UNIT- Consulted on 17/03/2026. Comments summarised within the 'biodiversity' section of this report.

WARD MEMBERS- Notified on 17/03/2026.

REPRESENTATIONS

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

A site notice was also displayed on 19/03/2026.

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

In terms of the increase of the ridge height from 4.60m to 5.30m, whilst it is acknowledged that this would alter the visual appearance of the application property, given that the surrounding streetscene comprises of a variety of house types, with no distinct pattern of development, it is not considered that the proposed increase would appear at odds with the existing streetscene.

Furthermore, whilst the design and finish of the roof would be altered, the property would still incorporate a gable roof design and therefore it is not considered that the proposal would result in an incongruous feature that would negatively impact upon the appearance of the application property.

With regard to the proposed front dormer extension, due to the positioning of the host dwelling, the development would therefore be prominent from a public vantage point. Within the Authority's design guidance, paragraph B.2.18 states that "*Dormer extensions should be of a scale that are sympathetic to the scale of the property, and should be designed to reflect the shape and form of the roof of the main dwelling.*" B.2.19 also states that the dormer should be "*Set down off the ridgeline of the existing property, and set back off the eaves line. Finished in materials to match or reflect the main dwelling, and provided with glazing that also mirrors the pattern and type within the main property.*"

In this case, the proposed pitched dormer windows would be set up from the eaves of the host dwelling by approximately 0.40m and down from the ridgeline by 0.57m. Given that the development would be finished in materials to match the existing property, the development therefore is considered to adhere to the aforementioned criteria. The proposed dormer extension therefore has been designed to appear as cohesive as opposed to a dominant feature of the application property. While there are no other examples of front dormer extensions within proximity to the site, this addition is considered to be rather minor and as such would not negatively impact upon the visual amenity of the streetscene.

With regard to the rear dormer extension, this would be set up from the eaves of the main dwelling by approximately 0.40m and down from the ridgeline by 0.10m. Given that the development would also be finished in materials to match the main dwelling, this aspect of the proposal would therefore also accord with the above referenced policy on design. The development would therefore not consider undermining the overall appearance or character of the host property. Due to the location of the proposed dormer to the rear roof plane of the host dwelling, the development as such would be screened from a public vantage point. The development therefore is not considered to negatively impact upon its surrounding streetscene.

In respect of the single storey extension, this would be constructed to the rear of the host dwelling. Whilst a pitched roof design would be preferred over a flat roof, consideration is given to the positioning of the extension to the rear, and as such would

be screened from the streetscene. Given that the development would be single storey, with a limited height and projection, it is not considered that the extension would detrimentally impact upon the visual amenity of the host property.

With regard to fenestration alterations to the host dwelling, this would be considered as a minor alteration that would not significantly alter the appearance or character of the main dwelling, nor upon the wider streetscene.

In light of the aforementioned information, it is not considered that the proposed development would undermine the overall appearance, design and finishes of the existing property, nor would it detract from the character and appearance of the streetscene. As such, it is considered that the proposal would comply with Policy BE1 of the Neath Port Talbot Local Development Plan.

Impact on Residential Amenity

With regard to the neighbouring property situated to the northeast, 35 Dulais Road, the application property is sited approximately 0.80m away from the boundary shared with this property. Due to the orientation of both dwellings, the front elevation of the application property is set back approximately 4.95m from the front elevation of no.35.

In respect to the proposed increase in ridge height, it is noted that both properties share broadly similar floor levels. The proposed ridge increase would be limited to approximately 0.70m. Taking these factors into consideration, along with the separation distance, it is not considered that the development would result in an unacceptable overbearing or overshadowing impact upon no.35.

With regard to the dormer extensions, given that these would be constructed within the roof slope, and set below the ridge line, these dormers would not as such result in a greater overbearing or overshadowing impact that would be considered unacceptable.

In terms of the single storey rear extension, whilst this would project approximately 8.58m beyond the rearmost elevation of this neighbouring property, consideration is given to the existing layout of both dwellings, in addition to its scale, and that it would be located approximately 1.50m away from the common boundary. Given that it also complies with permitted development rights, it is not considered in this case that this aspect of the proposal would detrimentally impact upon no.35 in terms of overbearing or overshadowing.

With regard to overlooking, it is acknowledged that there would be three additional windows located on the side elevation of the host property, facing no.35. These windows would each serve a bedroom, ensuite and a utility room. Given that there is an existing fence at a sufficient height located on the shared boundary between no.35 and no.36, it is therefore not considered that the proposal would result in any unacceptable overlooking issues. Due to the nature of both windows serving the ensuite and utility room, a condition will be attached to the decision notice of this application requiring for those windows to be obscurely glazed. Any further degree of overlooking will be reduced as result.

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

Whilst it is acknowledged that the number of bedrooms at the property would be increased from two to four as result of the proposed development, the property however benefits from sufficient off street parking provision provided within the tandem driveway. The development is therefore 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 to the Northern elevation of the host dwelling which will be secured by a suitably worded condition. A green infrastructure statement has been provided in line with the planning application. The statement outlines that the proposed rear annex is to be positioned on already developed land, and that no lawn or hedgerows will be affected. The hedgerows are to be retained and managed to allow facilities for nesting birds/other small wildlife. There are no trees to be felled in relation to this application thus the complementary tree planting scheme is not required.

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.