

Planning Statement

Proposed Development at 123 Old Road, Neath, SA11 2DF

Date: 21/04/2026

1. Introduction

This Planning Statement has been prepared in support of a householder planning application at 123 Old Road, Neath, SA11 2DF.

The application seeks consent for:

- Replacement of the existing front window with a traditional curved bay window
- Construction of a ground floor rear infill extension
- Construction of a first-floor extension above part of the infill extension
- Widening of the existing driveway access and hardstanding

The proposed works are minor in scale and relate to the improvement and extension of an existing residential dwelling.

2. Site and Surroundings

The application site comprises an existing residential property located within a built-up residential area of Neath. The surrounding context is characterised by similar dwellings with a mix of extensions and alterations, typical of an established urban street.

The site benefits from an existing driveway and defined front and rear boundaries.

3. Description of Development

3.1 Front Bay Window

The proposal includes replacing the existing ground floor front window with a traditional curved bay window.

- The design reflects the character commonly found within the local area
- It enhances the visual appearance of the dwelling
- There is no increase in ridge or eaves height

This element is considered a sympathetic and policy-compliant improvement.

3.2 Ground Floor Rear Infill Extension

A single-storey infill extension is proposed between the boundary wall and the existing rear extension.

- The extension will project approximately 5.0 metres to align flush with the rear of the existing extension
- It will utilise matching or complementary materials
- The scale remains subservient to the main dwelling

This form of development is typical and integrates well within the existing built form.

3.3 First Floor Extension

A first-floor extension is proposed above part of the infill extension.

- The projection is limited to 2.84 metres
- The design has been carefully developed to comply with the 45-degree guideline, measured from the centre of the nearest habitable room window of the adjoining property (No. 121 Old Road)
- The extension is subordinate and does not dominate the existing structure

As such, the proposal ensures no unacceptable impact on neighbouring amenity in terms of outlook, light, or overbearing impact.

3.4 Driveway Alterations and Access Improvements

The proposal includes widening the existing driveway entrance and hardstanding.

- The front boundary wall will remain below 600mm in height, ensuring no adverse impact on visibility
- The widened access will improve vehicular safety and manoeuvrability
- The driveway will be constructed using permeable materials
- Surface water will be managed via onsite drainage to a soakaway

These works represent a clear enhancement in terms of highway safety and sustainable drainage.

3.5 Ecological Enhancements

As part of the proposal, bird and bat boxes will be installed on the external elevations.

This provides a measurable biodiversity enhancement in line with current planning expectations and national guidance.

4. Planning Considerations

4.1 Design and Character

The proposed development:

- Respects the scale and form of the existing dwelling
- Incorporates materials and detailing appropriate to the area
- Maintains the established character of the street scene

The front bay window enhances visual amenity, while the rear extensions are not prominent in public views.

4.2 Impact on Residential Amenity

The proposal has been carefully designed to minimise impacts on neighbouring properties:

- The first-floor extension complies with the 45-degree rule
- No unacceptable overlooking or loss of privacy is introduced
- The scale and positioning prevent overbearing impacts

Overall, the development preserves acceptable living conditions for neighbouring occupiers.

4.3 Highways and Access

The widening of the driveway:

- Improves safe access and egress
- Maintains adequate visibility due to low boundary wall height
- Does not adversely affect the public highway

The proposal is therefore considered acceptable in highways terms.

4.4 Drainage and Sustainability

The use of permeable surfacing and soakaway drainage ensures:

- Surface water is retained on site
- No increased burden on existing drainage infrastructure

This aligns with sustainable drainage principles.

4.5 Biodiversity

The inclusion of bird and bat boxes provides:

- A net ecological benefit
- Compliance with planning policy encouraging biodiversity enhancements

5. Conclusion

The proposed development represents a modest and well-considered extension and improvement to an existing residential property.

It:

- Respects the character of the surrounding area
- Safeguards neighbouring amenity
- Improves highway safety
- Incorporates sustainable drainage solutions
- Provides biodiversity enhancements

On this basis, the proposal is considered fully compliant with relevant local and national planning policies, and planning permission is respectfully requested.