

OFFICER REPORT

Application Number: P2026/0088

Site Address: 4 Parc Gilbertson Rhydyfro Pontardawe Neath Port Talbot
SA8 4PU

Proposal: Proposed Lawful Development Certificate for Rear Single
Storey Rear Extension

Applicant: Mrs E Griffiths

Agent: Mr Cellan Jones

Ward: Pontardawe

Application Type: Proposed Lawful Development Certificate

Valid Date: 31st March 2026

Statutory Expiry Date: 25th May 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 31st March 2026

RECOMMENDATION - Issue Certificate

OFFICER REPORT

LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED OR EXISTING DEVELOPMENT

App. Number:	P2026/0088
Location:	4 Parc Gilbertson Rhydyfro Pontardawe Neath Port Talbot

	SA8 4PU
Description of Development:	Proposed Lawful Development Certificate for Rear Single Storey 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: Yes the development is on the rear elevation.			
2. Is the development is a Conservation Area? [If Yes, see below]			No
Response: No, the site is not in a conservation area.			
3. Is the development to a Listed Building? [If Yes, see below]			No
Response: No, the site 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: Yes, the development is contained wholly within the curtilage of the residential dwellinghouse.			
5. Have 'Permitted Development Rights' been removed from the property? <i>If Yes, then not PD.</i>			No
Response: No, permitted development rights for extensions have not been removed.			
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: No, the extension does not exceed more than 50% of the total area of the curtilage.			
7. Would the height of the extension exceed the height of the ridge 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>			No
Response: No, the height of the extension does 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: No, the eaves height of the extension does not exceed the height of the existing dwelling at the point that the extension 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: No, the eaves height measures less than 3m.		
10. Would the proposal exceed 4m in height (including any proposed chimneys)? <i>If Yes, then not PD.</i>		No
Response: No, the proposal measures less than 4m in height.		
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: No, the proposal does not project more than 4m.		
12. Would the proposed development have matching materials (where practical)? <i>If No, then not PD.</i>	Yes	
Response: Yes, the brick proposed matches the brick on the host dwelling.		
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>	Yes	
Response: Yes		

CONCLUSION

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

AUTHORISATION

Case Officer :	Name:	Kate Parry
	Signature:	K.Parry
	Date:	15/04/2026
Authorised by:	Name:	
	Signature:	
	Date:	

RECOMMENDATION

Issue Certificate

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

Case Officer

Kate Parry

Telephone No. 01639 685346

Date of Recommendation 28th April 2026