

SITE AND CONTEXT

The application site is located at 101 Lingfield Avenue, Sandfields comprising of a terraced double storey dwellinghouse. The site is also bound by off street parking in front of a single-storey garage with private garden space to the rear. The site is bound by residential dwellings to the north, south and west. The site is located to the west of the unclassified road 'Lingfield Avenue'. There is also an outbuilding on the application site situated at the rear of the garden.

DESCRIPTION OF DEVELOPMENT

This is a full application proposing construction of a single storey extension to the rear elevation projecting 5.42m from one side and 3.5m from the other, measured from the existing rear wall of the main. The proposed extension is 8.81m in width, in replacement of an existing pergola. The proposal includes a new flat roof extending over both the existing single-storey side extension and the proposed rear extension, creating an aligned and continuous roof form with an eaves and maximum height of 2.98m. The proposal includes a roof lantern and additional rooflight, along with a set of four bifold doors and a window on the rear elevation facing the level garden.

NEGOTIATIONS

None.

PLANNING HISTORY

The application site has the following relevant planning history: -

- P1999/0715 Proposal: Single storey side extension, approved, 06-SEP-99

CONSULTATIONS

Ward members consulted on the 1st of April – no objections

REPRESENTATIONS

The neighbouring properties were consulted via letter on the 1st of April 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.

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.

PPW12 is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- Technical Advice Note (TAN) 12: Design

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

Regarding visual amenity, by virtue of its scale and design it is not considered that the development would undermine the character and appearance of the application property. A condition will be attached to any given consent requiring the materials used within the proposed development to match those used within the existing dwellinghouse. This will ensure a sense of continuity is achieved between the existing and proposed elements.

The siting of the extension to the rear of the application property dictates that it would be hidden from a public vantage point. As such, it is not considered that the development would detract from the character and appearance of the street scene.

Provided that the condition is adhered to, it is considered that the proposal would comply with Policy BE1 of the Neath Port Talbot Adopted Local Development Plan and the adopted Supplementary Planning Guidance on design, incorporating the householder extension design guide.

Impact on Residential Amenity

In relation to the neighbouring properties to the north and east at no's. 99 and 103 Lingfield Avenue, the proposed extension will be largely hidden due to its respective orientation and scale. In respect of privacy, no new windows would be installed on the side elevation of the application dwelling facing these neighbouring properties. Similarly, the proposed rear window would face the applicants private garden, and being at ground floor level, would not result in overlooking of the neighbouring property to the west at no.70 Vivian Park Drive. Therefore, the proposal would not give rise to any privacy or overlooking issues.

The proposed development will be set off 1.38m from the boundary at no. 103 and being at a modest scale of single storey, would sit within the established context and would not create an overbearing relationship or result in any overshadowing. Additionally, as the proposed extension does not project any closer to the shared boundary with no. 99, and is offset by 0.15m, it will not give rise to any issues of overbearing or overshadowing impacts. As the proposed extension is at the rear of the application property and it would be hidden from view by the existing outbuilding, there would be no resulting impact of overbearing or overshadowing impacts to the neighbouring property to the west at no.70 Vivian Park Drive.

Taking the above into account, it is not considered that the development would adversely affect the residential amenity of the surrounding properties. It is therefore considered that the proposal would comply with Policy BE1 of the Neath Port Talbot Adopted Local Development Plan, and the adopted Supplementary Planning Guidance on design.

Parking and Access Requirements and Impact on Highway Safety

Given that the development would not displace any of the existing off-road parking, it is not considered that the proposed extension would impact detrimentally upon highway and pedestrian safety. As the proposed development does not include the addition of any bedrooms, there is no resulting impact on parking demand and the existing parking provision is sufficient. The development is therefore considered to accord with Policy TR2 of the Neath Port Talbot Adopted 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 Sparrow Terrace Nest Box, Bug Box Kit and a Tom Chambers Select Bird Feeding Station will be installed within the curtilage of the application property which will be secured by a suitably worded condition.

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.

RECOMMENDATION

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

Time Limit Conditions

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

List of Approved Plans

2. The development shall be carried out in accordance with the following approved plans and documents:
 - SITE LOCATION PLAN and BLOCK PLAN A3L RevA, received 25-MAR-26
 - EXISTING SITE PLAN A3P, received 25-MAR-26
 - EXISTING GF PLAN A3P, received 25-MAR-26
 - EXISTING FF PLAN A3P, received 25-MAR-26
 - EXISTING ELEVATIONS A3P, received 25-MAR-26
 - PROPOSED SITE PLAN A3P RevB, received 25-MAR-26
 - PROPOSED GF PLAN A3P RevB, received 25-MAR-26
 - PROPOSED FF PLAN A3P RevB, received 25-MAR-26
 - PROPOSED ELEVATIONS A3L RevB, received 25-MAR-26
 - BIODIVERSITY (GREEN INFRASTRUCTURE) STATEMENT, received 25-MAR-26

Reason:

In the interests of clarity.

Regulatory Conditions

1. Prior to the first beneficial use of the development hereby approved, a bird box, bug box kit and a bird feeding station shall be installed within the curtilage of the application property as shown in SITE LOCATION PLAN and BLOCK PLAN A3L RevA and shall be retained as such thereafter for the lifetime of the development.

Reason:

In the interests of Biodiversity and to provide a net benefit to Biodiversity in accordance with Policy 9 of Future Wales and so as to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

Informative

Low risk coal