

SITE AND CONTEXT

The application site is 74 Pine Valley, Cwmavon, which is a semi-detached dwellinghouse. The host property is sited in a predominantly residential area and is bounded to the front, sides and rear by other semi-detached dwellings and bungalows. The application dwellinghouse is set back from Pine Valley, which is a Classified Road.

DESCRIPTION OF DEVELOPMENT

This is a full application proposing a single storey side extension, side patio, rear decking and the retention of a front boundary wall.

The existing detached side garage is to be demolished to accommodate the proposed single storey side extension, which is to serve a hall, sunroom library and bathroom. The proposed development projects out from the side elevation of the application dwellinghouse and angles towards the rear garden. The extension measures a width of 4.45m, a depth of 7.50m, an eaves height of 3.00m and a ridge height of 4.35m. A pedestrian door and window are proposed on the front elevation. The side elevation features a patio door and window. 2 windows and a patio door are proposed on the rear elevation. The development is to be constructed in render to match the materials of the application dwellinghouse.

Raised patio 0.45m above ground level is proposed forward of the side patio door on the extension.

Raised decking is also proposed within the rear garden. The raised platform is 1.10m above the garden ground level. The front and side of the development is to be enclosed by 0.95m high glass balustrading.

The proposal also comprises the retention of a front boundary wall on the edge of the site adjacent to the public footway. The 0.85m high wall is constructed in brick and features 1.00m high pillars and composite infill panels.

A 2.00m high brick screen wall is proposed between the side raised decking and driveway. 1.80m high staggered fencing is also proposed along the side boundary with the adjoining property at No.75 Pine Valley to screen the rear raised decking. By virtue of the fact that both means of enclosure are permitted development under Schedule 2, Part 2, Class A of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, they do not form part of the application.

NEGOTIATIONS

Having conducted a site visit to the host property, it was noted that a 1.80m high front boundary wall had been constructed. Google Earth Photography confirms that this development was constructed after 2022, replacing a smaller boundary wall and hedge. Given the boundary treatment is adjacent to the highway and exceeds a height of 1.00m, it requires planning permission.

Following negotiations with the agent, amended drawings for the retention of the boundary wall were submitted to regularise the situation.

The original side extension proposed featured a Skillion roof design with central roof windows and front bi-fold doors. While the side extension was set back and secondary, due to the plot and form it was considered to result in an obtrusive and prominent addition to the streetscene. As such, following validation, the agent was advised to consider submitting amended plans showing the relocation of the bi-fold doors to the rear together with the removal of the roof design and central windows. Amended drawings were submitted in accordance with this advice.

PLANNING HISTORY

The application site has the following relevant planning history:

- P2024/0689: Certificate of Lawful Development Proposed for a single storey rear extension [Decision Date: 09.01.2025]

CONSULTATIONS

Highways Section – No Objection

Drainage Section – No Objection

Structures Section – No Objection

REPRESENTATIONS

The neighbouring properties were consulted on 19.12.2025 and re-consulted on 26.02.2026 and 09.04.2026.

A site notice was also displayed on 02.01.2026 and 14.04.2026.

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

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.

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

The host property is sited on a corner plot. The proposed extension is sited to the side and as such, would be visible from a public vantage point. The proposed development projects out from the side elevation of the application dwellinghouse and is angled towards the rear garden. The extension measures a width of 4.45m and exceeds the original width of the application dwellinghouse (5.35m) by two-thirds, thereby failing to accord with Supplementary Planning Guidance (SPG). However, consideration is given to the fact that the host property is sited on a corner plot and the closest adjacent property to the side at No.25 Pine Valley is located beyond an intervening highway. As such, the development would not result in a loss of separation or create a terracing effect between these properties. The extension is setback 3.60m from the principal elevation. Despite the form of the extension proposed, it is considered that the single storey nature of the development and level of setback achieved would maintain a subservient appearance. As such, the side extension would not result in an obtrusive or prominent addition to the streetscene to such a degree that would warrant a negative officer's recommendation.

The SPG further states that the roof design of new extensions together with other features such as external materials should reflect the main dwellinghouse, where possible. A pitched roof is proposed and the development is to be constructed in render to match the materials of the existing dwellinghouse. It is noted that the existing main entrance door sited on the side elevation of the application dwellinghouse is to be relocated to the principal elevation of the proposed extension, therefore improving both legibility and surveillance. For these reasons, it is considered that this element of the proposal would have an acceptable impact on design and visual amenity in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan.

The siting of the proposed decking to the rear dictates that it would be mostly hidden from a public vantage point and would also be screened to a certain degree by the side extension, which angles towards the rear garden. Due to the limited scale of the proposed decking, it is not considered that the development would undermine the overall appearance or character of the host dwelling.

The proposed patio is sited to the side. The development would be sufficiently screened by the 1.80m high front boundary wall on the edge of the site adjacent to the footway. The raised patio by virtue of its sympathetic scale, does not have the capacity to undermine the overall appearance or character of the host dwelling.

The boundary wall to be retained is located to the front of the host property on the edge of the site adjacent to the sweeping footway. As such, the development is visible from a public vantage point. It is noted that there are several existing front boundary walls sited within the immediate streetscene. It is therefore considered that a front boundary wall would not be out of keeping with the immediate streetscene.

In light of the aforementioned information, it is not considered that the proposal would undermine the overall design nor would it detract from the character and

appearance of the streetscene. As such, it is considered that the development proposed would comply with Policy BE1 of the Neath Port Talbot Local Development Plan.

Impact on Residential Amenity

A window serving the sunroom library and the new main entrance door serving the hallway are proposed on the front elevation of the extension. The front door and habitable room window face towards the adjacent property at No.28 Pine Valley, located beyond the intervening highway. This property has 2 front bay windows, both of which serve a living room. The SPG states that a minimum distance of 21.00m shall be retained between directly overlooking habitable room windows on that of a new extension and those in any existing property. This property is setback approximately 25.30m from the front elevation of the extension. As such, the habitable room window would have no resultant overlooking impacts on the occupiers of No.28 Pine Valley.

A patio door and window are additionally proposed on the side elevation of the extension, serving the sunroom library. The side patio door and window face towards No.25 Pine Valley, which is located beyond an intervening highway. It is noted that there are 2 windows serving a living room on the principal elevation of this neighbouring property. Property No.25 is located approximately 20.05m from the side elevation of the extension. While a minimum distance of 21.00m between the habitable room windows on the neighbouring property and the habitable room window and door on the extension would not be retained, consideration is given to the existing 1.85m high front boundary wall, which would sufficiently screen this outlook. It is therefore considered that the side patio door would not result in any detrimental overlooking impacts on the occupiers of No.25 Pine Valley.

A patio door and window are proposed on the rear elevation of the extension serving the sunroom library. Due to the angled projection of the extension, the patio door and window would provide an outlook of the host property's rear garden. Any oblique views towards the rear curtilage of the adjoining property at No.75 Pine Valley would be screened by the rear extension approved under Certificate application P2024/0689 and the 1.80m high staggered fencing. As such, it is considered that the patio door and window on the rear elevation of the extension do not have the capacity to create a loss of privacy for the occupiers of property No.75 Pine Valley.

An additional window is proposed on the rear elevation of the extension, serving a bathroom. Due to the orientation of the host property, the window would face towards No.72 Pine Valley, which is sited on a higher ground level than the host dwellinghouse. This property is located approximately 15.85m from the rear elevation of the extension. To protect the privacy of the occupiers of the application and adjacent properties, a condition is to be imposed requiring this window to be fitted with obscure glazing.

Subject to conditions, it is not considered that the windows and doors proposed on the side extension would result in any unacceptable overlooking impacts on the surrounding properties.

The side extension measures a maximum height of 4.35m. The development is approximately set 5.70m to the side of the boundary with the adjoining property at No.75 Pine Valley. The extension projects 5.40m beyond the rear elevation of this property. Due to the height of the development and its siting, it is not considered that the side extension would result in any adverse overbearing or overshadowing impacts on property No.75 Pine Valley.

The closest adjacent property to the side extension is property No.73 Pine Valley, to the rear of the application site. This property, which is sited on a higher ground level than the host dwelling, is setback approximately 7.60m from the development. Due to the changes in ground level together with the distance of the development to this property, it is not considered that the side extension would result in any detrimental overbearing or overshadowing impacts on No.73 Pine Valley.

Raised decking is proposed within the rear garden of the host property. It is noted that the submitted drawings show 1.80m high staggered fencing along the full length of the side boundary with the adjoining property at No.75 Pine Valley. Due to this privacy screening, it is not considered that the decking would result in a platform which would facilitate intrusive views towards the rear garden or windows on the rear elevation of this neighbouring property. A condition is to be imposed requiring that prior to the first beneficial use of the raised platform, the 1.80m high privacy screen shall be erected. Subject to conditions, it is therefore considered that the proposed development would have no adverse overlooking impacts on the occupiers of No.75 Pine Valley.

The rear decking is sited on the boundary with the adjoining property. The raised platform measures 1.10m above garden ground level. The front and side of the development is to be enclosed by 0.95m high glass balustrading. By virtue of the limited scale of the development, it is considered that the rear decking would have no resultant overbearing or overshadowing impacts on property No.75 Pine Valley.

A raised patio 0.45m above ground level is proposed forward of the side patio door on the extension. Due to the minor change in ground level and that the development is to be enclosed by the 1.85m high front boundary wall, it is considered that the patio does not have the capacity to unacceptably overlook the surrounding properties. By virtue of the limited scale of the development, it is considered that the side patio would also have no resultant overbearing or overshadowing impacts.

The proposal also comprises the retention of a front boundary wall on the edge of the site adjacent to the public footway. Given that the development comprises a wall, no windows or doors are proposed. As such, the front boundary wall would have no resultant overlooking impacts. The development measures a maximum height of 1.85m. The wall is sited approximately 11.10m from the

adjoining property at No.75 Pine Valley. Property No.73, which is the closest adjacent property to the boundary wall, is setback approximately 12.60m from the development. Due to the height of the boundary wall and its proximity to the surrounding properties, it is considered that this element of the proposal would have no resultant overbearing or overshadowing impacts on the surrounding properties.

Parking and Access Requirements and Impact on Highway Safety

Both Highways and Drainage offer no objection to the proposal, subject to conditions. These conditions require the driveway to be surfaced in a porous material and that no surface water from within the curtilage of the dwellinghouse shall be allowed to discharge onto the public highway.

The proposal comprises amendments to the existing parking arrangement. It is proposed to extend the existing permeable driveway across the front garden area to accommodate an additional parked vehicle. In accordance with the SPG, the standard dimensions of car parking spaces are: 4.80m x 2.60m. The proposed driveway measures a length of 9.75m and a width of 6.40m. No habitable bedrooms are proposed as part of the development and as such, the host property is to remain a 2-bedroom dwellinghouse. Given that further parking provision is not required yet the proposal seeks to provide an additional parking space, it is considered that the new parking arrangement complies 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.

A green infrastructure statement has been submitted in support of the application. It is proposed to install a bird box on the north-western elevation of the main application dwellinghouse. It is considered that the biodiversity enhancement proposed is proportionate to the scale and nature of the proposal, thereby according with the requirements of Chapter 6 of Planning Policy Wales (Edition 12).

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.