

OFFICER REPORT

Application Number: P2026/0157

Site Address: Nidum 1 Gardners Lane Neath Neath Port Talbot SA11 2AA
Proposal: Proposed two-storey side / rear extension to dwellinghouse. Plus, proposed single storey rear extension in place of existing single storey rear conservatory.

Applicant: Mr & Mrs Thomas

Agent: Mr Gareth Richards

Ward: Neath East

Application Type: Full Plans

Valid Date: 27th March 2026

Statutory Expiry Date: 21st May 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 20th April 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site is located at 1 Gardners Lane, Neath. The site comprises of a semi-detached, two-storey dwelling, which benefits from a tiered garden area to the rear and off-street parking to the front. The site is bound by residential dwellings to the north, south and west, with the residential road referred to as 'Gardners Lane' to the east. The dwelling is situated at an elevated position above the public highway.

DESCRIPTION OF DEVELOPMENT

This is a full planning application proposing the construction of a two-storey side/rear extension. Planning permission is also sought for the construction of a single storey rear extension in place of the existing single storey rear conservatory currently present at the property.

The proposed two-storey side/rear extension has a stepped design made up of three main sections. The section nearest to the principal elevation of the main dwellinghouse comprises of the widest part, measuring 2.65m in width for approximately 2.25m in depth. At which point, the extension steps in, measuring just 2.2m in width for a depth of 4.8m. These sections of the extension would be covered with a hipped roof, with a ridge height of 7.75m – sitting just below that of the main dwellinghouse - and an eaves height of 5.5m – sitting flush with the eaves of the main dwellinghouse. The final section of the extension comprises of the point at which the extension projects out beyond the main rear elevation. This section of the extension projects out 1.25m in depth, measures 3.2m in width and is finished with a flat roof covering measuring 5.5m in height. The principal elevation of the two storey structure would accommodate 1 no. ground floor level window and 1 no. first floor level window. A single ground floor window would be installed within the proposed side elevation, whilst the rear elevation would accommodate 1 no. first floor level window with a single pedestrian access door installed at ground floor.

The proposed single storey rear extension would share the same footprint as that of the existing rear conservatory, measuring 4m in depth by 6m in width. The resultant extension would be covered with a flat roof finish, measuring 3m in height. The rear elevation would accommodate a set of windows spanning the majority of the width of the extension, with a set of patio doors installed within the north-western side elevation. Two no. roof lights would be installed within the flat roof.

NEGOTIATIONS

Prior to validation, the agent was advised to set the two-storey side extension back 1m from the principal elevation in order to comply with the Council's Householder Design Guidance. It was also requested that consideration be given to amending the design of the windows proposed within the principal elevation in order to reflect those of the main dwellinghouse. Whilst the agent did alter the window design, they opted to proceed with the 30cm setback proposed rather than increasing the set back to 1m.

PLANNING HISTORY

The application site has the following relevant planning history: -

- P2023/0362 Proposed front car parking area & associated retaining works, approved 14-SEP-23.

CONSULTATIONS

Neath Town Council - no response received.

The **Authority's Biodiversity Team** – no objection subject to condition that the development be carried out in accordance with the recommendations outlined in Section 4 of the Bat Survey Report by I&G Ecological Consulting, dated 13th March 2026.

REPRESENTATIONS

The neighbouring properties were consulted via letter on the 30th of March 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 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.

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. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement.

4.1.51 A design-led approach to the provision of car parking should be taken, which ensures an appropriate level of car parking is integrated in a way which does not dominate the development. Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport.

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

The core placemaking and good design principles of Planning Policy Wales are embodied within Policy BE1 of the Neath Port Talbot Local Development Plan, which states development proposals will only be permitted where it is evident that the relevant criteria set out within the policy can be satisfied, this includes but is not limited to the following:

“1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;

2. It respects the context of the site and its place within the local landscape, including its impact on the important arterial gateways into the County Borough, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;

3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate...”

The Council's Householder Design Guide expands upon the aforementioned policy requirement and contains guidance on designing different forms of residential extensions. For two-storey side extensions the guidance states that the *form and shape of the original dwelling should be taken into consideration when considering the design and scale of any proposed extension*, and emphasises that careful attention should be given to the proportions of any side extension, the location and design of windows and doors, and the detailing and external finishes associated with the development.

As a general rule, to ensure that the proportions of any side extension appear proportionate to the host property, the householder guidance stipulates that the *width of the extension should not exceed two-thirds of the width of the original dwelling*. In this instance, the width of the main dwellinghouse measures 7m, two-thirds of which would be 4.66m. The proposed side extension at its widest point measures 2.65m in width and subsequently appears proportionate to the host property.

The size, proportion, style, vertical rhythm, and openings of the windows proposed within the principal elevation of the two-storey side extension reflect that of the existing windows present on the application property, creating a sense of continuity between existing and proposed. The roof of the extension has also been designed to reflect the

hipped design of the main dwellinghouse, which together with the intended use of matching materials is considered to enhance the design.

It is noted that the Council's Householder Design Guide states that all two-storey side extensions should be set back a minimum of 1m from the principal elevation and that the extension as proposed only has a setback of 30cm. It is considered of relevance to note that the reasoning behind the requested 1m set back is to alleviate any potential "terracing effect" which can result in a cramped appearance. This is particularly noticeable where an extension continues the roof line of the original building and where a neighbouring property could also be extended in a similar manner. In this instance, given that the property sits at the end of a row of properties, with an approximately 17.5m separation distance between the proposed extension and the next nearest property, 118 Old Road, which itself fronts a separate highway to the application property, it is not considered that a terracing effect would arise in this instance. Any potential terracing effect is also considered to be further diminished given that the ridge of the proposed side extension has been set down lower than that of the main dwellinghouse, and there is some degree of setback albeit 30cm from the principal elevation, creating a subservient appearance. Taking this into account, in this instance it is not considered that the absence of a 1m setback would be reasonable grounds for refusal.

The scale and design of the proposed single storey rear extension dictates that it would appear as sympathetic addition to the main dwellinghouse, which would not unduly harm the character and appearance. The siting of the extension to the rear of the application property also dictates that it would not harm the character or appearance of the streetscene.

Taking the aforementioned assessment into account, it is considered that the proposed development would not unduly harm the character and appearance of the host property or the streetscene. The development is therefore considered to accord with Policy BE1 of the Neath Port Talbot Adopted Local Development Plan.

Impact on Residential Amenity

Policy BE1 of the Neath Port Talbot Local Development Plan states development proposals will only be permitted where it is evident that the criteria set out within the policy can be satisfied, one of which requires development proposals be designed in such a way to ensure *it would not have a significant adverse impact on the amenity of occupiers of adjacent land or the community*.

Whilst it is noted that the application property sits at an elevated position relative to the properties to the north, Pencaerau Nursing Home (122 Old Road), 120 Old Road & 118 Old Road, it is considered of relevance to note that the proposed two-storey side extension would be sited approximately 10m, 17m and 18.5m away respectively from the proposed two-storey side extension. Given the aforementioned separation distance, considered cumulatively with the sympathetic scale of the two-storey side/rear

extension, it is not considered that this element of the proposal would appear unduly overbearing or overshadowing upon the residents of the aforementioned properties. With regard to privacy, whilst it is noted that a window is proposed within the side elevation of the two-storey extension, given that this window would be installed at ground floor level the existing screening present onsite is considered sufficient to ensure that no overlooking impact or loss of privacy would occur. Given the siting of the proposed single storey rear extension, the existing boundary treatment screens this aspect of the development from the view of the occupiers of Pencaerau Nursing Home (122 Old Road), 120 Old Road & 118 Old Road. As such, it is not considered that any overbearing, overshadowing or overlooking impact would arise from this aspect of the development.

Turning to the property to the south, 3 Gardners Lane, the siting of the two-storey side element of the extension dictates that this element of the proposal would be for the most part screened from the vantage point of the occupiers of 3 Gardners Lane by the host property, with the only exception to this being the two-storey rear projected element. The design and siting of the proposed two-storey rear element of the extension will ensure that the development complies with the 45-degree rule as defined within the Householder Design Guide. This rule requires two-storey rear extensions are sited to ensure that they do not cross a 45-degree line which is drawn from the mid-point of the nearest habitable room window on the adjoining property. The objective of this rule is to ensure that developments do not result in an adverse impact upon the amenities of the occupiers of the adverse impact upon the amenities of the occupiers of the adjoining property. In this instance, the proposed two-storey rear extension would be sited approximately 8.15m away from the mid-point of the nearest habitable room window at 3 Gardners Lane and would project out just 1.25m beyond the rear elevation. As such, it is considered that the proposed two-storey rear extension would not result in an overbearing or overshadowing impact upon the occupiers of 3 Gardners Lane. The proposed single storey rear extension would be set in approximately 20cm off the boundary with 3 Gardners Lane and due to the sympathetic design and single storey scale it is not considered that this aspect of the development would have a significant impact in regard to overbearing or overshadowing, especially having regard to the scale relative to the single storey rear extension that it seeks to replace. With regard to privacy, no windows would be installed within the side elevations facing 3 Gardners Lane and as such it is not considered that any loss of privacy would occur.

1 Greenwood Road is situated approximately 28m away from the nearest point of the proposed development. The aforementioned separation distance, considered cumulatively with the orientation of the respective properties and sympathetic scale of the development dictates that the proposal would not have a detrimental overbearing, overshadowing or overlooking impact upon the occupiers of 1 Greenwood Road.

Taking the above into account, it is not considered that any aspect of the proposed development would adversely affect the residential amenity of any of the surrounding properties. The overall proposal is therefore considered to comply with Policy BE1 of the Neath Port Talbot Adopted Local Development Plan.

Parking and Access Requirements and Impact on Highway Safety

Given that the proposed development would not displace any of the existing off-street parking provision serving the application property, it is not considered that the development would result in a negative impact upon highway or pedestrian safety. 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 bat box and a bird box, which will be secured by a suitably worded condition.

A Bat Survey report was submitted with the application, which was reviewed by the Authority's Biodiversity Team. In response to the consultation, they raised no objection subject to the inclusion of a condition requiring the development to be carried out in accordance with the recommendations outlined in Section 4 of the Bat Survey Report by I&G Ecological Consulting, dated 13th March 2026.

Flooding

A search of the site constraints has identified that 1 Gardners Lane is situated within Natural Resources Wales (Flood Map for Planning) Surface Water & Small Watercourse Risk Zone: Flood Zone 2. Paragraph 6.1. of Technical Advice Note (TAN) 15 states: 'A

Flood Consequences Assessment is required for any development proposal located fully or partly in Surface Water and Small Watercourses – Flood Zones 2 & 3’. Notwithstanding this, TAN 15 does advise that Local Authorities may exercise some discretion for householder applications where the risk may be lower due to the nature of the development being proposed. In this instance, it does not appear that a development of the scale and nature indicated would have an adverse impact, such that would justify the Local Planning Authority requesting a Flood Consequences Assessment.

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

Approved

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:
- Existing & Proposed Plans & Site Location Plan & Green Infrastructure Statement, drawing no. 2085-01B, revised 16/04/2026.
 - Existing & Proposed Roof Plans, drawing no. 2085-02 Revision A, dated March 2026.
 - Bat Survey Report, reference: IG2026GardnersLane, dated 13th March 2026.

Reason:
In the interests of clarity.

Action Conditions

- 3 The development shall be carried out in accordance with the recommendations outlined in Section 4 of the Bat Survey Report by I&G Ecological Consulting, dated 13th March 2026.

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.

Case Officer Daisy Tomkins

Telephone No. 01639 686747

Date of Recommendation 7th May 2026