

OFFICER REPORT

Application Number: P2026/0280

Site Address: 51 Ascot Drive Baglan Neath Port Talbot SA12 8YL

Proposal: Proposed Lawful Development Certificate to instal wall-mounted photovoltaic solar panels to the side elevation and roof

Applicant: Mrs Giuliana Howard

Agent: N/A

Ward: Baglan

Application Type: Proposed Lawful Development Certificate

Valid Date: 12th May 2026

Statutory Expiry Date: 6th July 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 13th May 2026

RECOMMENDATION - Issue Certificate

SITE AND CONTEXT

The application site is 51 Ascot Drive, Baglan, a detached three storey property with off-street parking to the front and private garden to the rear. An area of woodland and part TPO land is located to the west of the application site and is also bound by residential dwellings to the north and south. The unclassified road 'Ascot Drive' is situated to the east of the dwellinghouse.

DESCRIPTION OF DEVELOPMENT

A proposed certificate of lawful development has been submitted for the installation of PV solar panels to the rear and southern side roof slope and wall mounted panels to the southern side elevation.

The pitched roof-mounted PV panels comprise five on the rear slope and four on the side slope, projecting less than 200mm from the roof plane. In addition, 10 PV panels are proposed on the southern side wall elevation, arranged in two rows of five, projecting approximately 100mm from the wall face.

PLANNING HISTORY

The application site has no relevant site history.

REPORT

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

National Planning Policy:

[Planning Policy Wales](#) (Edition 11) was revised and restructured in February 2021 to coincide with publication of, and take into account the policies, themes and approaches set out in, [Future Wales - the National Plan 2040](#) and to deliver the vision for Wales that is set out therein.

Future Wales now forms part of the Development Plan for all parts of Wales, comprising 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 well-being of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.

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 and the Well-being of Future Generations (Wales) Act 2015.

PPW11 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision making process.

Issues

Permitted development

A. The installation, alteration or replacement of solar PV or solar thermal equipment on—

(a) a dwellinghouse; or

(b) a building situated within the curtilage of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) in the case of solar PV or solar thermal equipment installed on a wall or pitched roof—

(i) the solar PV or solar thermal equipment would protrude more than 20 centimetres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope; or

Condition met – Annotations of the roof and wall sections show that the PV panels will protrude less than 200mm from the roof plane and approximately 100mm from the wall face.

(ii) it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

Condition met – the PV panels would be sited below the ridge, therefore not exceeding the highest part of the roof.

(b)in the case of solar PV or solar thermal equipment installed on a flat roof—

(i)the solar PV or solar thermal equipment would be sited within 1 metre of the external edge of the roof; or

(ii)the solar PV or solar thermal equipment would protrude more than 1 metre above the plane of the roof;

Condition met – not located on a flat roof.

(c)in the case of land within a conservation area or a World Heritage Site, the solar PV or solar thermal equipment would be installed—

(i)on a wall forming the principal or side elevation of the dwellinghouse and which fronts a highway; or

Condition met – not located in Conservation Area or World Heritage site.

(ii)on a wall of a building within the curtilage of the dwellinghouse and which fronts a highway;

Condition met – not located in Conservation Area or World Heritage site.

(d)the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse if the dwellinghouse is a listed building; or

Condition met – The application site is not a Listed building.

(e)the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument.

Condition met – The application site is not a scheduled monument.

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

(a)solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building;

Condition met – The proposed roof panels are located on the rear and side roof slopes, with wall-mounted panels on the largely gable-ended southern side elevation. As such, they are considered appropriately positioned and don't appear visually intrusive. The panels are also not located on the principal elevation.

(b)solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the amenity of the area; and

Condition met – The roof panels are located on the rear and side slopes and are largely hidden from public view. The wall-mounted panels, while visible on the side elevation, are positioned towards the eaves on the gable and are not considered overly intrusive. Therefore, its effect on the amenity of the area will be minimal.

(c)solar PV or solar thermal equipment no longer needed for or capable of microgeneration must be removed as soon as reasonably practicable.

Condition met – Panels to be removed when no longer needed.

CONCLUSION

By virtue of the fact that the proposed development meets all of the above criteria, it is 'Permitted Development' under Schedule 2, Part 40, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (Wales). As such, the proposal does not require the benefit of planning permission.

RECOMMENDATION

Issue Certificate

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

Case Officer	Nia Ferris
Telephone No.	01639 686738
Date of Recommendation	22nd May 2026