

OFFICER REPORT

Application Number: P2026/0279

Site Address: 22 Heol Y Gors Cwmgors Neath Port Talbot SA18 1PE

Proposal: Demolish existing extension and the construction of a single storey rear extension and access steps.

Applicant: Mr Raymond Richards

Agent: Mr Chris Morgan

Ward: Gwaun Cae Gurwen & Lower Brynamman

Application Type: Full Plans

Valid Date: 1st May 2026

Statutory Expiry Date: 25th June 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 29th May 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The site, located at 22 Heol Y Gors, Cwmgors comprises of a mid-terraced property bounded by residential dwellings to the north and south. To the west locates the 'A' road known as 'Heol Y Gors'. A large garden area measuring a depth of approximately 25.40m is situated to the rear of the host dwelling. The site is partially within a low-risk coal area, and partially within a high-risk coal area.

DESCRIPTION OF DEVELOPMENT

This is a full planning application for the construction of a single storey rear extension to replace the recently demolished existing extension.

The proposed extension would measure a width of 5.16m and a depth of 5.90m. It would have a pitched roof design, whereas the height to the eaves would measure approximately 2.40m and 3.98m to its ridge. The rear elevation would include a window serving the shower room and a residential door for access into the kitchen. The side elevation would include a single window to serve the utility room. There would also be a total of three skylight windows for additional light into both the kitchen and utility.

Access steps would also be installed to the rear elevation of the proposed extension. The steps would measure a total height of 0.50m, and a width of 1.75m.

NEGOTIATIONS

No negotiations have been made.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

WARD MEMBERS- Notified on 06/05/2026.

GWAUN CAE GURWEN- Consulted on 06/05/2026. No response received.

REPRESENTATIONS

The neighbouring properties were consulted on 06/05/2026.

A site notice was also displayed on 08/05/2026.

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.

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

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...

3.10 In areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness. In those areas, the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly 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

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

With regard to visual amenity, the proposed extension would be situated to the rear of the host dwelling and therefore views of development would be screened from its principal elevation. Whilst glimpses of the development may be visible from 'Drenwydd Avenue' situated to the south, its limited scale would mean that the development would not appear at odds with the streetscene. Many neighbouring properties also benefit from a similar single storey rear extension and therefore this further implies that the development would be in keeping with its surroundings.

The application site has previously benefited from a rear extension of a similar design. The proposed extension would match the depth and height of this previous development. While the proposed extension would be wider, this difference is not considered to adversely affect the overall appearance or character of the host dwelling.

With regard to the access steps, this would be considered as an essential construction for access into the rear of the proposed extension. This is considered to result in a minor alteration to the main dwellinghouse and therefore would not negatively impact upon the visual amenity of the application site.

Taking the above into account, it is considered that the proposal would not undermine the overall appearance, design and finishes of the existing property, nor would it detract

from the character and appearance of the street scene. It is therefore considered that the proposal would comply with Policy BE1 of the Neath Port Talbot Local Development Plan, and the adopted Supplementary Planning Guidance on Design, incorporating the Householder Design Guidance.

Impact on Residential Amenity

With regard to the neighbouring property situated to the north, 20 Heol Y Gors, the proposed single storey rear extension would be positioned approximately 0.80m away from the boundary shared with this property. The proposed development also would project out approximately 2.72m beyond the rearmost elevation of no.20. Due to the limited scale, height and projection of this proposed extension however, it is not considered that it would result in any unacceptable overbearing or overshadowing issues. There would be no windows on the side elevation facing this property and therefore it is not considered that any overlooking issues would arise.

Turning to the property to the south, 24 Heol Y Gors, the proposed extension would be approximately 1m away from the shared boundary. The proposed extension would extend approximately 1.70m beyond the rearmost elevation of no.24. Again, due to the limited projection in addition to the single storey nature of the proposed extension, it is not considered that any unacceptable overbearing or overshadowing issues would arise. Whilst it is acknowledged that there would be a single window located on the side elevation of the proposed extension which would serve the utility room, given its use as a non-habitable room, a condition will be attached to the decision notice of the application requiring for this window to be obscurely glazed. As such, it is not considered that any unacceptable overlooking issues would arise.

With regard to the proposed rear access steps, whilst it is acknowledged that these would be installed approx. 0.50m above ground level, such degree of overlooking as result of the steps would be dismissed given that the purpose of the steps would solely be for access into the property rather than as a space for leisure or any prolonged use. This further implies that any overlooking issues as result of the proposed steps would be reduced.

Taking the above into account, it is not considered that the development will adversely affect the residential amenity of any of the surrounding properties. It is therefore considered that the proposal would comply with Policy BE1 of the Local Development Plan.

Parking and Access Requirements and Impact on Highway Safety

The proposed extension would not result in any additional bedrooms, nor would it displace any hardstanding parking area. The development as such is sought to be in accordance 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.

In this case the development will provide a bird box to the existing South elevation at eaves level which will be secured by a suitably worded condition. A green infrastructure statement has been submitted in line with the application. The statement outlines that the local area has sufficient connectivity and green infrastructure. The provision of the proposed bird box would aim to minimize any adverse environmental effects and given the extent of work proposed it is considered that it would be proportionate to the scale of the development.

Other Matters

HRA Screening Assessment

The application site lies within a designated Marine Special Areas of Conservation (SAC) and Special Protection Areas (SPAs). The proposal relates to a modest extension to the existing dwelling, ancillary to the main residential use. The proposal is for a single storey rear extension to serve a kitchen, shower room and utility room. As this application does not result in the creation of separate independent living accommodation, there will be no increase in nutrient inputs.

The development as such would not consider having a significant effect on the designated site. A full HRA Screening Assessment is therefore not required under the Conservation of Habitats and Species Regulations 2017.

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:
 - CPD-001 Site Location Plan
 - CPD-002 Existing and Proposed Site Plan
 - CPD-003 Existing Elevations and Floor Plan
 - CPD-004 Proposed Elevations and Floor Plan

-Green Infrastructure Statement

Reason:

In the interests of clarity.

Action Conditions

- 3 The approved scheme of ecological enhancement measures indicated on document 'Green Infrastructure Statement' shall be implemented and completed prior to the first beneficial use of the development hereby approved and retained 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.

- 4 Notwithstanding the details submitted, prior to the first beneficial use of the development hereby approved, the proposed window located on the side elevation of the single storey rear extension serving the utility room shall be obscurely glazed, and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained as such thereafter.

Reason :

In the interest of the amenities of the adjoining property, and to ensure accordance with Policy BE1 of the adopted Neath Port Talbot Local Development Plan.

- 5 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled

waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

Case Officer	Lowri Jones
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Date of Recommendation	4th June 2026