

OFFICER REPORT

Application Number: P2026/0168

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

Proposal: Installation of air source heat pump

Applicant: Giuliana Howard

Agent: Daniel Rodriguez

Ward: Baglan

Application Type: Full Plans

Valid Date: 19th March 2026

Statutory Expiry Date: 13th May 2026

Ext. of Time / PPA date: 23rd June 2026

Publicity Expiry Date: 9th June 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

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

DESCRIPTION OF DEVELOPMENT

This is a householder application proposing the installation of an air source heat pump (ASHP) on the rear elevation of dwelling. The proposed air source heat pump is located

approximately 4.88m from the common boundary to the north, and approximately 8.36m from the common boundary to the south. The ASHP measures approximately 0.40m (d) x 0.78m (h) x 1.25m (w). The application was supported by a Full Noise Assessment which assesses the potential noise impacts associated with the proposed development.

NEGOTIATIONS

None.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

Ward members – notified on the 27th of March 2026.

Environmental Health (Noise) – consulted on the 30th of March and on the 14th of May 2026 – no objection subject to conditions following the submission of a full noise assessment.

REPRESENTATIONS

The neighbouring properties were consulted via letter on the 30th of March 2026 and the 14th of May 2026.

A site notice was displayed on 31st of March 2026 and on the 19th of May 2026.

In response, to date, one representation has been received, raising no objection to the proposal, subject to assurance that there will be no noise issues or disturbance arising from the use.

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
- **Policy EN8** Pollution and Land Stability

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, the siting of the ASHP is to rear of the application property dictates that it would substantially 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 or the application property.

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 regard to residential amenity, ASHP's can generate a degree of noise associated with their general operation. The application has been supported by the submission of a full noise assessment under BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' that considers the predicted noise outputs from the proposed equipment'. The Council's Environmental Health Officer has considered the submitted information and has stated "*I am satisfied that the scheme should meet our local plan criteria given appropriate design choice of specified acoustic mitigation design and therefore acceptable in environmental health terms*". The Environmental Health

Officer has also recommended the imposition of two conditions, therefore these will be attached to any given permission.

The proposal measures a height of 0.78m and would be measured approximately 8.36m from the neighbouring boundary to no.49 to the south and approximately 4.88m from the neighbouring boundary at no.53 to the north. Due to the location and size of the proposed development, it is considered that there would be no overbearing or overshadowing impacts. The proposal comprises the installation of an air source heat pump and as such, no windows or doors are proposed. For this reason, it is considered that the development would have no resultant overlooking impacts.

Given the nature of the proposal, its location and size, it is considered that the proposed development would not result in adverse impacts through overlooking, overshadowing and overbearing. Similarly, in relation to the potential impacts through noise, it is considered that the development would have no detrimental impacts upon the residential amenity of the occupiers of the adjacent neighbouring properties. For these reasons, the proposal accords with the requirement of Policy BE1 of the Neath Port Talbot Local Development Plan.

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.

A Green Infrastructure Statement was submitted in support of the application. The statement considered the impacts associated with the proposed development and concluded that *“The installation of an air source heat pump increases the green infrastructure of the area, and helps reduce CO2 emissions, in turn enhancing the bio diversity around the area by tackling climate change”*. However, all development must provide Biodiversity Enhancement in accordance with Chapter 6 of Planning Policy Wales (Edition 12). As such a condition is recommended to require the erection of a bird box on the main dwelling beneath the eaves of the roof. It is therefore considered that subject to the imposition of a suitably wording condition that the proposed development would accord 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.

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:

Location Plan, received on 18-MAR-26

Existing block plan, received on 18-MAR-26

Elevations as existing, received on 18-MAR-26

Proposed block plan, received on 18-MAR-26

Elevations as proposed, received on 18-MAR-26

Green Infrastructure Statement, received on 18-MAR-26

Reason:

In the interests of clarity.

Regulatory Conditions

- 3 Prior to the first beneficiary use, the noise emitted from the hereby approved air source heat pump shall not exceed the existing background level at any noise sensitive premises when measured and corrected in accordance with BS4142:2014 +A1:2019 "Methods for rating and assessing industrial and commercial sound," with machinery operating at maximum capacity.

Reason

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise from the air source heat pump and to accord with the requirements of policy EN8 of the Neath Port Talbot Local Development Plan.

- 4 Prior to the first beneficiary use, the hereby approved air source heat pump shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason

To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration and to accord with the requirements of policy EN8 of the Neath Port Talbot Local Development Plan.

- 5 Notwithstanding the submitted details, prior to the first beneficial use of the development hereby approved, a bird box shall be installed below the eaves of the main dwellinghouse within the curtilage of the application property 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.

Case Officer	Nia Ferris
Telephone No.	01639 686738
Date of Recommendation	18th June 2026