

SITE AND CONTEXT

The application site is located at 9 Samuels Road, Cwmllynfell. The site comprises of a semi-detached, two-storey dwellinghouse, with parking spaces to the side and private garden space to the rear. The site is bound to residential dwellings to the west and east of the property. The rear of the property also faces open fields south of the property.

Description of development:

This is a full application proposing a construction of a single storey front porch extension to the principal elevation of the property. The extension would measure 1.8m in depth and it would have a width of 2.77m. The extension would have a pitched roof design, with an eaves height of 2.65m and ridge height of 2.81m.

The proposed front elevation would feature a window, and the side elevation would include a residential door. The proposed materials have not been annotated and as such a condition will be attached to the decision notice requesting for the materials to match those used on the host dwelling.

NEGOTIATIONS

None.

CONSULTATIONS

Community councillors: No objections were raised

Ward Members: No objections were raised

Representations:

The neighbouring properties were consulted via letter on the 8th of May 2026.

A site notice was also displayed on 13th of May 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 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

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 of neighbouring residents and highway safety.

Impact on Visual Amenity

Regarding visual amenity, the proposed porch constructed to the principal elevation of the host dwelling would be significantly visible from a public vantage point. It is acknowledged that anything other than limited extensions or alterations in front of the principal elevation are usually deemed detrimental to the visual amenity of the property. In this case however, given that the porch would be of a modest scale with a design that would be in keeping with the main dwellinghouse, it is not considered that this addition would detrimentally impact upon the visual amenity of the application site. There are other examples of front porch extensions to properties within proximity to the site and therefore it is not considered that the development would negatively impact upon the wider streetscene.

Taking the above into account, it is not considered that the development would adversely affect the residential amenity of the surrounding properties. It is therefore 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.

Impact on Residential Amenity

Regarding the property to the east of the application dwelling, no. 7 Samuels Road, the proposed front porch extension would be sited approximately 3.27m away from the boundary shared with this neighbouring property. Due to this separation distance, in addition to the limited height and scale of the proposed porch, it is not considered that it would result in any unacceptable overbearing or overshadowing issues. It is not

considered that there would be any overlooking issues as result of this porch given that there would be no windows on the side elevation of the porch facing no.7.

In terms of the property sited to the west, 11 Samuels Road, the proposed porch would be located approximately 5.20m away from the shared boundary with this neighbouring property. Again, due to the large separation distance, in addition to the single storey nature of the porch, it is not considered that the development would result in any issues relating to overbearing or overshadowing. With regard to overlooking, whilst it is acknowledged that there would be a door on the side elevation of the porch facing no.11, given that the primary use of the door would be for access into the property as opposed to an outlook, it is not therefore considered that it would result in any overlooking issues.

Taking the above into account, it is not considered that the development would adversely affect the residential amenity of the surrounding properties. It is therefore 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.

Parking and Access Requirements and Impact on Highway Safety

Given that the proposal would not displace any of the existing off-road parking located to the side of the property it is not considered that the proposed extension would impact detrimentally upon highway and 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.

A green infrastructure statement was submitted in support of this application. In this case the development will provide a 'woodstone' house sparrow nest box which will be secured by a suitably worded condition.

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.