

OFFICER REPORT

Application Number: P2026/0327

Site Address: 11 Dan Y Bryn Tonna Neath Port Talbot SA11 3NZ

Proposal: Existing Lawful Development Certificate rear dormer extension and front elevation rooflights

Applicant: Mr David Heale

Agent: Mr Husam Sami

Ward: Resolven & Tonna

Application Type: Existing Lawful Development Certificate

Valid Date: 28th May 2026

Statutory Expiry Date: 22nd July 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 29th May 2026

RECOMMENDATION - Issue Certificate

OFFICER REPORT

LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED OR EXISTING DEVELOPMENT

App. Number:	P2026/0327
Location:	11 Dan y Bryn
Description of Development:	Existing Lawful Development Certificate rear dormer extension and front elevation rooflights

THE ENLARGEMENT OF A DWELLING HOUSE CONSISTING OF AN ADDITION OR ALTERATIONS TO ITS ROOF

ASSESSMENT

Criteria:		
1. Would the extension extend beyond the plane of any existing roof slope which forms the Principal Elevation? <i>If Yes, then not PD.</i>		No
Response: The dormer extension is not located on the principal elevation as it projects from the rear roof slope.		
2. Is the development is a Conservation Area? [If Yes, see below.]		No
Response: The development is not in a conservation area.		
3. Is the development to a Listed Building? [If Yes, see below.]		No
Response: The development is not a listed building		
4. Is the development contained wholly within the curtilage of a residential dwellinghouse? <i>If No, then not PD.</i>	Yes	
Response: The development is contained wholly within the curtilage of the application site.		
5. Have 'Permitted Development Rights' been removed from the property? <i>If Yes, then not PD.</i>		No
Response: Permitted development rights have not been removed from the property.		
6. Would the height of the extension exceed the height of the ridge of the existing dwelling (excluding any chimneys on existing dwelling, but including any chimneys of the proposed extension)? <i>If Yes, then not PD.</i>		No
Response: The dormer extension does not exceed the height of the ridge.		

7. Would the extension extend beyond the plane of the existing roof slope comprised in the side elevation and is within 10.5m from a highway opposite the side elevation of the dwelling? <i>If Yes, then not PD.</i>		No
Response: The extension is on the rear roof slope and therefore does not extend beyond the plane of the existing roof slope comprised in the side elevation.		
8. Does the cubic content of the resultant roof space, (including any previous increase in the cubic content of the roof space) exceed the cubic content of the original roof by more than 40 cubic metres of a terrace house or 50 cubic metres of any other house? <i>If Yes, then not PD.</i>		No
Response: The cubic content does not exceed 50 cubic meters as it measures approximately 17.07 cubic meters.		
9. Other than in the case of a hip to gable enlargement, would any part of the enlargement be less than 20cm from the eaves of the existing roof? <i>If Yes, then not PD?</i>		No
Response: The proposal is 20cm from the eaves point, therefore no part of the dormer is less than 20cm from the eaves of the existing roof.		
10. Would the proposed development have materials that match the materials used in the equivalent element of the existing dwellinghouse (where practical)? <i>If No, then not PD.</i>	Yes	
Response: The materials match those of the existing roof and colour of the windows on the principal elevation.		
11. Would there be any verandas, roof terraces or raised platforms? <i>If Yes, then not PD.</i>		No
Response: The development does not have any roof verandas, terraces or raised platforms.		
12. Does the proposal include a side balcony with a projection		No

greater than 30cm from the wall to which it is affixed, and would be located within 10.5m of an opposite relevant side boundary? <i>If Yes to either of these questions then not PD.</i>		
Response: The development does not include a side balcony.		
13. Would any first floor or above, side facing windows (including in the roof slope, but excluding velux windows) be located within 10.5m of the side boundary, and with clear glazing and/or with an opening below 1.7m in height measured from within the dwelling immediately adjacent to the window? <i>If Yes to either part of this question, then not PD..</i>		No
Response: The development does not include any side facing windows.		

Rooflights

The existing rooflights, projects 12cm from the existing roof slope, which is below the 15cm limit set out in Schedule, Part 1, C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) Wales.

CONCLUSION

By virtue of the fact that the existing development meets all of the above criteria, it is 'Permitted Development' under Schedule 2, Part 1, Class B and C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) Wales. As such, planning permission would not be required.

RECOMMENDATION

To Issue a Lawful Development Certificate

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	25th June 2026