# OFFICER REPORT

**Application Number:** **P2026/0261**

**Site Address:** 87 Dinas Baglan Road Baglan Neath Port Talbot SA12 8DU

**Proposal:** First floor balcony to rear of property

**Applicant:** Miss Jade Miles

**Agent:** N/A

**Ward:** Baglan

**Application Type:** Full Plans

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**Valid Date:** 14th May 2026

**Statutory Expiry Date:** 8th July 2026

**Ext. of Time / PPA date:**

**Publicity Expiry Date:** 9th June 2026

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**RECOMMENDATION - Approved**

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SITE AND CONTEXT

The application site is located at 87 Dinas Baglan Road, Baglan. The site comprises of a semi-detached, three-storey dwellinghouse, with on street parking to the front and private garden space to the rear. The site is set across different levels, with the rear approximately one storey lower than the front. The land slopes down with a further step down at the rear boundary. The site is surrounded by residential dwellings to the north and south, with the unclassified road 'Dinas Baglan Road' located to the east. An area of undeveloped land is situated to the west of the application site.

DESCRIPTION OF DEVELOPMENT

This is a full application proposing construction of a balcony to the rear of the application property. The balcony would be positioned at first-floor level, with a height of 3.88m and a width of 5.02m, projecting 2.61m from the existing rear wall. The balcony proposes an obscured glazed privacy screen of 1.8m at both ends.

## NEGOTIATIONS

Prior to validation it was requested for a 1.8m privacy screen to be installed on both sides of the proposed balcony to prevent any overlooking issues into the neighbouring property's private amenity space.

## PLANNING HISTORY

The site has no relevant planning history.

## CONSULTATIONS

Ward members were consulted on the 14th of May 2026.

## REPRESENTATIONS

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

A site notice was posted on the 19th 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 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

*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, by virtue of its scale and design it is not considered that the development would undermine the character and appearance of the application property. The siting of the balcony to the rear of the host dwelling 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.

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 relation to neighbouring properties at no's.89 and 85, the proposed development would be partially seen due to its orientation and scale. Obscured glazed privacy screens of 1.8m in minimum height are proposed at either end of the balcony, to the north and south, which would prevent overlooking and any loss of privacy to the neighbouring properties, which will be secured by suitably worded condition.

The development would be set approximately 0.1m from the adjoining boundary with no.85 and, given its scale and with the presence of an existing single storey rear extension, it would not result in an overbearing impact or significant overshadowing. It is noted that the development would partially cover a side-facing window on the existing single storey extension at no.85, however, as this window faces the applicant's garden, the placement of the obscured screen on the proposed balcony would ultimately limit

overlooking and improve privacy for the applicant. The balcony would not project any closer to the shared boundary with no.89 and offset approximately 3.73m away, ensuring no unacceptable overbearing or overshadowing impacts arise. Therefore, given its modest scale, it is not considered that any overbearing or overshadowing issues would arise.

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 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.

In this case the development will provide a bird box within the curtilage of the existing dwellinghouse 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.

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:

Site Location Plan, received 26-APR-26
Existing Block Plan received, 26-APR-26
Existing floor plan rev b, received 14-MAY-26
Proposed floor plan rev c, received 14-MAY-26
Proposed block plan rev b received 14-MAY-26
Existing elevations rev c, received 14-MAY-26
Proposed elevations rev c, received 14-MAY-26
GIS, received 26-JUN-26

Reason:
In the interests of clarity.

Regulatory Conditions

3 Prior to the first beneficial use of the development hereby approved, a 1.8m privacy screen shall be provided on both side elevations (southeastern and northwestern) of the first floor rear balcony, for its entire depth, as shown on drawing 'Proposed elevations rev c' and it shall be retained as such thereafter.

Reason:
In the interests of privacy of the occupier and private amenity space of the neighbouring property, and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

4 Prior to the first beneficial use of the development hereby approved, a bird box shall be installed within the curtilage of the existing application property as detailed in the 'GIS' 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.

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| **Case Officer** | Nia Ferris |
| **Telephone No.** | 01639 686738 |
| **Date of Recommendation** | 29th June 2026 |