

OFFICER REPORT

Application Number: P2026/0254

Site Address: 23 Woodland Road Glyncorrwg Neath Port Talbot SA13 3BS

Proposal: Proposed single-storey rear and side extension

Applicant: Mr Roy Coleman

Agent: Mr Peter Jackson

Ward: Cymmer & Glyncorrwg

Application Type: Full Plans

Valid Date: 22nd May 2026

Statutory Expiry Date: 16th July 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 21st May 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site is located at 23 Woodland Road, Glyncorrwg comprising of a semi-detached two-storey dwellinghouse. The site is bound by residential dwellings to the south and north and is located to the west is the unclassified road 'Woodland Road'. Undeveloped land is located to the east of the application site. The site is set across different levels, with the application property located below the road level, sloping towards the rear garden space, with an outbuilding positioned on a lower level at the rear boundary. There is also another outbuilding on the application site situated to the side of the common boundary with no.22 Woodland Road.

DESCRIPTION OF DEVELOPMENT

This is a full application proposing construction of a single storey rear and side extension. The rear extension projects 4.39m from main dwellinghouse rear wall and 3.53m in width. It features a pitched roof set flush with the existing rear elevation, with an eaves height of 2.62m and maximum height of 3.36m. The rear proposal includes the installation of two rooflights positioned either side of the ridge, with a set of four bifold doors to the side elevation and another three bifold door to the rear facing the garden. To accommodate the change in ground levels, the proposal is also positioned on a raised platform 0.96m in height, which provides a raised pathway around the northern side and rear elevation. Stairs are also proposed on the rear elevation which provide additional access.

The side extension projects 1.94m from the existing northern side elevation and 5.3m in length. The proposal features a mono pitch roof flush to the existing side elevation with an eaves height of 2.37m and a maximum height of 3.17m. It proposes a rooflight and also a window on either end of the extension facing the front and rear of the application site.

NEGOTIATIONS

After validation, an amended application form was submitted to declare Certificate B, as the red line boundary on the location plan included land not within the applicant's ownership. As such, 'Notice under Article 10' was subsequently served on the adjoining neighbour.

PLANNING HISTORY

The application site has the following relevant planning history: -

- P2025/0554, Proposal: Retrospective application for a 2.2m high retaining wall creating a raised platform with safety balustrade and a rear outbuilding and proposed screening fence, approved 19-SEP-25

CONSULTATIONS

Ward members consulted on the 28th of April 2026.

REPRESENTATIONS

The neighbouring properties were consulted via letter on the 29th of April 2026.

A site notice was posted on the 30th of April 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. A condition will be attached to any given consent requiring the materials used within the proposed development to match those used within the existing dwellinghouse. This will ensure a sense of continuity is achieved between the existing and proposed elements.

The siting of extension to the rear of the application property dictates that it would be hidden from a public vantage point. Additionally, whilst visible from a public vantage point, the side extension is modest in scale and remains set back from the principal

elevation, such that it would not appear to harm the character of the host dwelling. 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 the neighbouring properties to the north and south at no's 22 and 24 Woodland Road, the proposed rear extension will be largely hidden due to its respective orientation and scale. In respect of privacy, there are no windows proposed on the side elevation facing the adjoining neighbouring property to the south at no.24. The proposed side-facing bifold glass door would look toward the neighbouring property to the north at no.22 and as this is a ground-floor window and given the presence of an existing outbuilding along the shared boundary, there would be no overlooking or loss of privacy. Similarly, the proposed bifold doors on the rear elevation would face the applicants private garden and being at ground floor level, would not result in overlooking. Similarly, in relation to the proposed side extension, In respect of privacy, no new windows would be installed on the side elevation facing the neighbouring property to the north at no.22. Both proposed windows are positioned on the front and rear elevation facing the applicant's private amenity spaces therefore the proposal would not give rise to any loss of privacy or overlooking issues.

The proposed rear extension would be set approximately 0.23m from the boundary with no.24, while the side extension would be offset by approximately 1.45m from the shared boundary with no.22. Being that the proposed developments are at a modest scale of single storey, would sit within the established context and would not create an overbearing relationship or result in any overshadowing. Additionally, as the proposed extension does not project any closer to the shared boundary with no.22, it will not give rise to any issues of overbearing or overshadowing impacts.

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.

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 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:

Location plan, received 28-APR-26

Block Plan_001, received 22-APR-26

Existing Views - Utility Room_001, received 22-APR-26

Existing Views_001, received 22-APR-26

Proposed Views_001, received 22-APR-26

Existing & Proposed Floorplans_001, received 22-APR-26

Proposed Views - Utility Room_001, received 22-APR-26

G.I.S._001, received 22-APR-26

Reason:

In the interests of clarity.

Regulatory Conditions

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies 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 below the eaves on the side elevation of the main dwellinghouse as shown in drawing titled 'Proposed Views_001', 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	29th June 2026

