

OFFICER REPORT

Application Number: P2026/0052

Site Address: 22 Crofton Drive Baglan Neath Port Talbot SA12 8UL

Proposal: Single storey side extension and retention of front porch and dormer extensions

Applicant: Mr Thomas Fitzpatrick

Agent: Mr Paul Watkin

Ward: Baglan

Application Type: Full Plans

Valid Date: 27th January 2026

Statutory Expiry Date: 23rd March 2026

Ext. of Time / PPA date: 1st July 2026

Publicity Expiry Date: 9th June 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site is 22 Crofton Drive, Baglan, which comprises a detached dwellinghouse with front, side and rear garden areas. The host property is sited in a predominantly residential area and is situated at the end of a linear row of properties. To the north is an end of lane and turning area, to the east is a grass bank area below Maes Ty Canol road, to the south is a row of semi-detached dwellings and a woodland area slopes down to the west.

DESCRIPTION OF DEVELOPMENT

This is a full application proposing the construction of a single storey side extension and the retention of a front porch and dormer extensions.

The side extension is to serve a games room and gym and measures a width of 5.1m, a depth of 9.3m and an eaves height of 2.85m. A window is proposed on the front elevation of the development serving a gym. Patio doors are proposed on the rear elevation serving a games room. A roof light is also proposed. The proposed development is to be constructed in render to match the materials of the application dwellinghouse.

The front mono-pitch roof porch to be retained measures a width of 2.5m, a depth of 1.8m, an eaves height of 2.4m and a ridge height of 3.5m. The development features a front pedestrian door, side window and is constructed in render to match the materials of the application dwellinghouse.

The proposal also comprises the retention of a flat roof front and rear dormer measuring a width of 16.85m, a depth of 7.3m and an eaves height of 3.1m. The rear dormer features 5 windows, serving 2 bedrooms, an ensuite, study and landing. The front dormer features 3 windows, serving 2 bedrooms and a bathroom. The development is constructed in cladding.

NEGOTIATIONS

It was noted that the dormer and front porch extensions had not been built in accordance with application P2023/0899. The dormer on site has been constructed using cladding, which features a contrasting colour resulting in a prominent feature and thereby giving it the visual appearance of a two-storey flat roof extension rather than a dormer extension. The submitted plans for the approved scheme appear to show a flat roof porch. However, it is noted that a mono-pitch roof porch has been constructed.

The agent was advised that the dormer as built, would not accord with sections B.2.18, B.2.19 and B.2.20 of the Supplementary Planning Guidance (SPG) and was advised to consider amending the development to ensure it is more in line with the Design Guidance. Existing plans and drawings were submitted showing the developments as built prior to the unauthorised alterations. Proposed plans and drawings were also submitted demonstrating the retention of the mono-pitch roof porch together with the inclusion of eaves to the front and rear dormer extensions.

PLANNING HISTORY

The application site has the following relevant planning history:

- P2008/1143: Single storey side extension [Decision Date: 14.10.08]

- P2023/0899: Proposed replacement porch, single-storey side extension and front and rear dormer windows [Decision Date: 08.02.24]
- P2024/0600: Change of use of land to incorporate into domestic garden with the erection of a part 1.5m, part 1.95m high boundary wall [Decision Date: 13.03.25]

CONSULTATIONS

None.

REPRESENTATIONS

The neighbouring properties were consulted on 03.02.2026 and re-consulted on 20.05.2026.

A site notice was displayed on 02.02.2026 and on 19.05.2026.

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

[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 to drive sustainable improvements in planning practice is also important.

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

The single storey flat roof extension is sited to the side and as such, would be visible from a public vantage point. The SPG states that *“the form and shape of the original dwelling should be taken into consideration when considering the design and scale of any proposed extension.”* It is noted that the host property has been heavily altered. While the existing front porch and rear conservatory both feature pitched roofs, consideration is given to the flat roof front and rear dormers. It is therefore considered that a flat roof side extension would result in an appropriate form of development, tying into the existing development in a sympathetic manner. The SPG further states that *“the detailing and external finishes associated with a development can impact significantly on the design of the property as a whole.”* The proposed development is to be constructed in render to match the materials of the application dwellinghouse. Taking

the aforementioned information into account, it is considered that the side extension would not undermine the overall appearance, design and finishes of the existing property, nor would it detract from the character and appearance of the streetscene.

Due to its siting, the front dormer is prominent from a public vantage point. The Authority's Design Guidance states that "*dormer extensions should be set down off the ridgeline of the existing property and set back off the eaves line.*" In this case, the front dormer is set down approximately 0.4m from the ridgeline of the existing gable roof. An extended tiled soffit is proposed to also ensure that the dormer extension is set up from the eaves. A condition shall be imposed requiring the eaves to be constructed within 3 months of the date of permission. The SPG states that "*dormer extensions should be finished in materials to match or reflect the main dwelling.*" The Design Guidance also states that "*large overly dominant flat roof dormer extensions that can be intrusive elements within a wider streetscene, are generally unacceptable.*" While the front dormer would not be constructed in materials to match the application dwellinghouse, consideration is given to the fact that the properties on Crofton Drive predominantly feature front flat roof dormer extensions which have been constructed in cladding. It is therefore considered that a flat roof front dormer extension would not result in an intrusive addition to the detriment of the immediate or wider streetscene.

Due to the siting of the rear dormer, it would not be visible from a public vantage point. Given that the rear dormer would also be set down from the ridgeline of the existing gable roof and set up from the eaves, it is considered that the development accords with the above referenced Design Guidance. As such, the development would not undermine the overall appearance or character of the host property.

In respect of the mono-pitch roof porch extension, this is sited to the front and would therefore be visible from a public vantage point. The Design Guidance states that "*front porch extensions should not result in an over dominant feature to the principal elevation and should accordingly consider the need to be sympathetic to the street scene.*" By virtue of the width, projection and height of the development proposed, it is considered that the porch would not lead to an unbalanced and unsympathetic addition to the principal elevation. The development is to be constructed in render to match the application dwellinghouse. For these reasons, it is considered that the porch would have an acceptable impact on visual amenity.

In light of the aforementioned information, it is considered that the proposal would comply with Policy BE1 of the Neath Port Talbot Local Development Plan.

Impact on Residential Amenity

A front window is proposed on the side extension serving a gym. This window faces towards the grass bank area below Maes Ty Canol road. The closest adjacent property along Maes Ty Canol to this extension is No.87. The side extension is set back approximately 62.8m from this property. Due to the proximity of the development to this property, the intervening highway and grass bank area, it is considered that the side extension would have no resultant overlooking, overbearing or overshadowing impacts on No.87 Maes Ty Canol.

Patio doors are also proposed on the rear elevation of the extension, serving a games room. This window faces towards the host property's rear garden. No.2 Rosewood Avenue is sited to the rear of the host property beyond a woodland area. The proposed development is sited approximately 30m from the rear elevation of this property. For these reasons, it is considered that the development does not have the capacity to provide any overlooking, overbearing or overshadowing impacts on No.2 Rosewood Avenue.

The side extension is located approximately 39m from the pair of semi-detached properties to the north at No.2 and No.4 Cherry Grove. Due to the level of setback achieved and that these neighbouring properties are sited at a higher ground level than the host dwelling, it is considered that the single storey side extension would have no resultant overbearing or overshadowing impacts on No.2 or No.4 Cherry Grove.

The closest adjacent property to the side extension is No.21 Crofton Drive. The proposed development is approximately sited 20.15m from the side elevation of this neighbouring property. The extension, which is sited on the opposite side to No.21 Crofton Drive, would not extend beyond the existing front single storey projection and as such, would not be visible from this neighbouring property. The side extension measures a maximum height of 3.40m (including the proposed rooflight). By virtue of the height of the development and its siting, it is considered that the side extension would have no adverse overbearing or overshadowing impacts on No.21 Crofton Drive.

Turning to the dormer extensions, it is acknowledged that the front element features 3 windows, serving 2 bedrooms and a bathroom. These windows predominantly face towards the grass bank area below Maes Ty Canol road. The closest adjacent property to the extension sited along Maes Ty Canol is No.87. The front dormer is set back approximately 62.8m from this property. Due to the proximity of the development to this property, the intervening highway and grass bank area, it is considered that the front dormer extension would have no resultant overlooking impacts on No.87 Maes Ty Canol.

The rear dormer features 5 windows, serving 2 bedrooms, an ensuite, study and landing. These windows directly face towards the host property's rear garden and the woodland area beyond. The nearest property to the rear of the application site is No.2 Rosewood Avenue, which is sited approximately 28m from the rear dormer. Due to the separation distance achieved, it is considered that the rear dormer does not have the capacity to provide any direct adverse overlooking impacts on No.2 Rosewood Avenue.

The dormer extensions are sited approximately 4m from the closest adjacent property at No.21 Crofton Drive. It is noted that this neighbouring property exceeds the height of the application dwelling. The dormer extensions would be set below the host dwelling's existing gable roof ridgeline. Taking the above into consideration, it is considered that the dormer extensions do not have the capacity to unacceptably overbear or overshadow property No.21 Crofton Drive.

With regard to the mono-pitch roof porch extension, a pedestrian door is sited on the front elevation. This window directly faces towards the existing front wall sited within the front curtilage of the dwellinghouse and on the edge of the footway. The host dwellinghouse is sited below the ground level of the adjacent footway. The closest adjacent property beyond the existing front wall is No.87 Maes Ty Canol. This property is sited approximately 61m from the front porch development. Due to the existing boundary treatment, separation distance and changes in topography, it is considered that the front porch would have no unacceptable overlooking, overbearing or overshadowing impacts on this property.

A side window is also proposed facing the front/side curtilage of the application dwellinghouse. The development is sited approximately 49.65m from the pair of semi-detached properties to the north at No.2 and No.4 Cherry Grove. Due to the level of setback achieved and that these neighbouring properties are sited at a higher ground level than the host dwelling, it is considered that the front porch would have no resultant overlooking, overbearing or overshadowing impacts on No.2 or No.4 Cherry Grove.

The closest adjacent property to the front porch is No.21 Crofton Drive. The development is sited approximately 6.8m from the side elevation of this neighbouring dwelling. The front porch measures a maximum height of 3.5m. The development would not extend beyond the existing front single storey projection and as such, would not be visible from this neighbouring property. For these reasons, it is considered that the front porch would have no resultant overbearing or overshadowing impacts on No.21 Crofton Drive.

Parking and Access Requirements and Impact on Highway Safety

The host property benefits from on-site parking provision in the form of a front/side driveway. The SPG states that *“the standard dimensions of car parking spaces are 4.8m x 2.6m.”* The proposed development would be constructed over the existing narrow side driveway. While the side extension would erode some of the parking space, sufficient space for the parking of 2 vehicles would be retained to the front of the property measuring a length of 6.05m and a width of 5.8m. The host property is located at the end of a cul-de-sac with dwellings located only to one side of the roadway. No pre-existing on-street car parking issues were observed. While the proposed development would leave the property with 2 parking spaces, it is not considered that a reason for refusal could be supported on this ground. The development is therefore sought to be in accordance with Policy TR2 of the Neath Port Talbot 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 has been submitted in support of the application. A bird and bat box are to be installed on the side elevation of the proposed development. It is considered that the biodiversity enhancement proposed is proportionate to the development proposed and as such, accords 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.
- 2 Within 3 months of the date of this permission, the extended tiled soffit as shown on Drg No.06(A) 'Proposed Roof Plan' and Drg No.08(B) 'Proposed Elevations' shall be provided on site and shall be retained as such thereafter.

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.

List of Approved Plans

- 3 The development shall be carried out in accordance with the following approved plans and documents:

Existing Location and Block Plan REV B - Received: 19/05/2026
Proposed Location and Block Plan REV B - Received: 19/05/2026
Existing Ground Floor Plan REV A - Received: 19/05/2026
Proposed Ground Floor Plan REV A - Received: 19/05/2026
Existing Roof Plan REV A - Received: 19/05/2026
Proposed Roof Plan REV A - Received: 19/05/2026
Existing Elevations REV B - Received: 19/05/2026
Proposed Elevations REV B - Received: 19/05/2026
Green Infrastructure Statement - Received: 19/05/2026

Reason:
In the interests of clarity.

Regulatory Conditions

- 4 The hereby approved single storey side extension shall be constructed in materials to match those used within the existing property.

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.

- 5 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancements described in the Green Infrastructure Statement will be implemented and shall be retained 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	Thomas Lewis
Telephone No.	01639 686226
Date of Recommendation	29th June 2026