

OFFICER REPORT

Application Number: P2026/0278

Site Address: 3 Dol Las Baglan Neath Port Talbot SA12 8UY

Proposal: Replacement of rear single storey conservatory with a two storey rear extension and single storey side extension

Applicant: Mr R Prydie

Agent: Mr James Evans

Ward: Baglan

Application Type: Full Plans

Valid Date: 29th May 2026

Statutory Expiry Date: 23rd July 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 23rd June 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site is located at 3 Dol Las, Baglan, comprising of a detached two-storey dwellinghouse. The site is bound by residential dwellings to the northwest and southeast whilst the unclassified road 'Maes Ty Canol' is located to the east. The site is set across different levels, with the land sloping upwards with further steps leading to the road level at the rear boundary. Common land is also located to the west of the application property. The site has off street parking to the rear, with private garden space to the front and rear. There is also an outbuilding on the application site situated to the side of the rear garden.

DESCRIPTION OF DEVELOPMENT

This application seeks full planning permission for a replacement two-storey rear extension, projecting 3.14m from the rear wall of the existing dwelling and 3.48m in width. It proposes a ridged roof flush with the existing ridged roof, with an eaves height of 5.12m and a maximum height of 6.11m. The proposal also includes two windows on the rear elevation of the extension, one ground floor and one first floor facing the applicant's private garden. It also proposes a door on the southeastern side elevation at ground floor level.

The single storey side extension projects 1.42m from the existing side elevation and a length of 4.28m. It proposes a flat roof with an eaves and maximum height of 2.65m, offset approximately 0.12m from the common boundary with no.1 Dol Las. It is also drawn as brick finish which will match the existing dwelling. As such, this development would be under permitted development and would not require planning permission.

The application also proposes a new window on the side elevation of the existing dwelling at first floor level to accommodate an office space.

NEGOTIATIONS

None.

PLANNING HISTORY

- P2006/0865, Proposal: Construction of a conservatory, approved 19-Jul-06

CONSULTATIONS

Ward members were notified on the 29th of May 2026.

Biodiversity was consulted on the 29th of May – Concerns have been identified as the application didn't demonstrate how biodiversity net benefit is to be achieved. A Green Infrastructure Statement was submitted by the agent in support of this and all biodiversity enhancements shall be implemented in accordance with the details within the submitted Green infrastructure Statement.

REPRESENTATIONS

The neighbouring properties were consulted via letter on the 2nd of June 2026.

A site notice was posted on the 2nd of June 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 the extension to the rear and the side of the application property dictates that it would be for the most part 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 the neighbouring properties, the proposed two storey rear extension will be partially seen due to its orientation and scale. In respect of privacy, there are no windows proposed on the side elevation facing the neighbouring properties at no's 1 and 5 Dol Las. The proposed double doors on the side elevation and ground floor window would face the applicants private garden, and being at ground floor level, would not result in overlooking of the neighbouring properties to the north at no's 1 and 5. Similarly, the single storey side extension does not propose any windows, therefore, the proposal would not give rise to any privacy or overlooking issues.

Additionally, the proposal also includes the installation of a first-floor window in the side elevation facing the neighbouring property at no.1 Dol Las. Given the presence of an existing side-facing habitable room window within the neighbouring dwelling, the proposed window could result in overlooking and a loss of privacy due to the close separation distance of approximately 6.21m, whereas a separation distance of 21m would typically be required between windows positioned at an angle of approximately 80 degrees at both. To mitigate this impact, a condition will be imposed requiring the proposed first-floor side-facing window to be fitted with obscure glazing and retained as such thereafter, so that the proposal will not give rise to any loss of privacy.

The proposed two-storey extension would be set approximately 3.97m from the shared boundary with no.5. As the extension would remain in line with the rear elevation of the neighbouring property, it would not result in an overbearing and overshadowing impact or conflict with the 45-degree guideline. Additionally, as the proposed two-storey extension would not project any closer to the shared boundary with no.1 and would extend approximately 1.82m beyond the rear building line, it is not considered to result in any significant overbearing or overshadowing impacts. Similarly, the proposal would not breach the 45-degree rule, particularly as the first floor of the neighbouring property is set back from the ground floor, further reducing any potential impact.

The proposed single-storey side extension would be located approximately 0.1m from the boundary with no.1 and, due to its single-storey scale, would not result in an overbearing impact or cause any unacceptable overshadowing. As such, it is not considered that the development would result in any unacceptable 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.

In this case the development will provide a bird box within the curtilage of the dwelling as described in the supporting document titled 'GIS', 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:

Existing and proposed front and rear elevations, received 30-APR-26

Existing and proposed GF plans, received 30-APR-26

Existing and proposed FF plans, received 30-APR-26

Existing and proposed side elevations, received 30-APR-26
Location plan and proposed block plan rev b, received 29-MAY-26
GIS, received 22-JUN-26

Reason:
In the interests of clarity.

Regulatory Conditions

- 3 Prior to the first beneficial use of the development hereby approved, a bird box shall be installed within the curtilage of the application property as described in '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.

- 4 Notwithstanding the submitted details, prior to the first beneficial use of the development hereby approved, the first floor window on the northwestern elevation serving the study/office shall be fitted with obscured glazing and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained as such thereafter.

Reason :
In the interest of the amenities of the adjoining property/ies, and to ensure accordance with Policy BE1 of the adopted Neath Port Talbot Local Development Plan.

- 5 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.

Case Officer	Nia Ferris
Telephone No.	01639 686738
Date of Recommendation	3rd July 2026