

OFFICER REPORT

Application Number: P2025/0886

Site Address: Glan Nant Bungalow Wern Terrace A4107 From Cymmer To Blaengwynfi Cymmer Neath Port Talbot SA13 3NL

Proposal: Proposed side patio, ancillary office and storeroom basement extensions and retention of front outbuilding

Applicant: Ms Rebecca Madge

Agent: Mr Ranga Kalupahana

Ward: Gwynfi & Croeserw

Application Type: Full Plans

Valid Date: 31st March 2026

Statutory Expiry Date: 25th May 2026

Ext. of Time / PPA date: 6th July 2026

Publicity Expiry Date: 28th April 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site is Glan Nant Bungalow, Cymmer. The host property is sited to the side of a row of terraced two-storey dwellings. The application dwellinghouse is set back and below the A4107, which is a Classified (A) Road.

The application site is located outside the defined settlement limits.

DESCRIPTION OF DEVELOPMENT

This is a full planning application for the construction of a side patio, ancillary office and storeroom basement extensions and the retention of a front outbuilding.

The patio area is located to the side at ground floor level and measures a width of 7.35m and a length of 14.5m. A 0.90m high handrail is proposed along the side and rear of the timber decking. The development is sited 2.65m above garden ground level.

Beneath the patio area and at basement level, an office extension and storeroom extension are proposed. The office extension measures a width of 7.3m, a depth of 6.6m and an eaves height of 2.65m. A six panel bi-fold door is proposed on the rear elevation. The storeroom extension measures a width of 1.5m, a depth of 1.75m and an eaves height of 2.65m. A pedestrian door is proposed on the rear elevation. The developments are to be constructed in render.

The proposal also comprises the retention of an existing front outbuilding. Google Earth photography suggests that this brick structure was erected in 2008. However, in 2022, the pitched roof appears to have been replaced with a flat roof. Based on this information, the outbuilding is not exempt from enforcement action. The flat roof structure features a side door and measures a width of 2.95m, a depth of 2.4m and an eaves height of 2.3m.

Having conducted a site visit to the application site, it was noted that a building had been erected outside of the residential curtilage. Plans have been submitted demonstrating the removal of the temporary structure. The building is not fixed to the ground and is constructed predominantly from pallets. Due to the degree of permanence (temporary) and ease at which the structure can be dismantled, it is considered that the building meets the specification of a chattel as outlined in case law. For these reasons, it does not form part of the application.

It was further noted on site that unauthorised works had been carried out on Highways land. An access gate had been constructed outside of the residential curtilage, fronting the footway. Plans have also been submitted indicating its removal.

NEGOTIATIONS

No negotiations undertaken.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

Highways Section – No Objection (subject to Conditions)

Drainage Section – No Objection (SAB approval not required)

REPRESENTATIONS

The neighbouring properties were consulted on 01.04.2026.

A site notice was also displayed on 07.04.2026.

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 so as 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 EN5** Conversion and Extension of Existing Buildings in the Countryside
- **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 patio area is located to the side at ground floor level and would be sufficiently screened from the streetscene by the existing front outbuilding together with the projection of the loungeroom extension. As such, the development would not be overly visible from a public vantage point. Given that the development comprises a raised platform sited at ground level, it is considered that the patio area would not have an unacceptable impact on design and visual amenity.

The siting of the office and storeroom extensions at basement level dictates that it would be hidden from a public vantage point. Policy EN5 of the Neath Port Talbot Local Development Plan states that *“extensions outside of the defined settlement limits for residential uses will only be permitted where it does not result in a disproportionate increase in the size, scale and massing of the building.”* The extensions measure a maximum height of 2.65m and are sited beneath the proposed patio area. Due to the siting and single storey nature of the developments, it is considered that the office and storeroom extensions do not have the capacity to adversely impact the form and character of the original dwellinghouse. The development is to be constructed in render to match the application dwelling. For these reasons, it is considered that the basement extensions 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.

In the case of the outbuilding to be retained, the flat roof structure is located forward of the principal elevation of the application dwellinghouse. Consideration, however, is given to the existing flat and pitched roof front garage developments located beyond the row of terraced dwellings. These structures front the public footway, whereas the application outbuilding is set back and down from the adjacent highway, thereby reducing its visual prominence. For these reasons, it is therefore considered that the front outbuilding would not result in an obtrusive or unsympathetic addition to the streetscene.

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

Impact on Residential Amenity

The patio area is located to the side at ground floor level and measures a width of 7.35m and a length of 14.5m. The development is sited 2.65m above garden ground level. There are no properties located to the East and the development would not be visible from the closest adjacent property at No.1 Wern Terrace as it would be sufficiently screened by the host dwelling. For these reasons, it is considered that the side patio would have no resultant overlooking, overbearing or overshadowing impacts.

A six panel bi-fold door is proposed on the rear elevation of the office extension and an additional pedestrian door is proposed on the rear elevation of the storeroom extension. There are no properties sited to the rear of the application site. As such, it is considered that the basement extensions would not result in any unacceptable overlooking impacts.

The single-storey storeroom and office basement extensions measure a maximum height of 2.65m. By virtue of the fact that there are no properties located to the East and that the development would not be visible from the closest adjacent property at No.1 Wern Terrace (which is sited on the opposite side to the extensions), it is considered that the extensions would have no adverse overbearing or overshadowing impacts.

The front outbuilding features a side pedestrian door which predominantly faces the front curtilage of the application dwellinghouse and also offers minimal views of the side elevation of the closest adjacent property at No.1 Wern Terrace. Supplementary Planning Guidance states that in order to retain an adequate separation distance, *“a distance of 12m should be provided where an extension or outbuilding would overlook the side or a blank elevation in an adjacent property.”* The structure is sited approximately 16.95m from the blank side elevation of this property. For these reasons, it is considered that the front outbuilding would have no detrimental overlooking impacts on this property.

The single storey front outbuilding measures a maximum height of 2.3m. The structure is sited approximately 16.95m from the closest adjacent property at No.1 Wern Terrace. Due to the limited scale of the development and its siting, it is considered that the front

outbuilding would have no unacceptable overbearing or overshadowing impacts on No.1 Wern Terrace.

Parking and Access Requirements and Impact on Highway Safety

The Highway Authority offer no objection to the proposal subject to the imposition of a condition requiring that no development shall take place until a Construction Method Statement has been submitted. In the interest of highway and pedestrian safety and to ensure accordance with Policy TR2, a condition is to be imposed requiring the submission of a Construction Method Statement prior to development taking place.

No habitable bedrooms are proposed as part of the development and as such, no additional parking provision is required. Subject to conditions, it is considered that the development accords 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 this application. A bird and bat box are proposed on the rear elevation of the basement extensions. It is considered that the biodiversity enhancement proposed is proportionate to the scale and nature of the proposal, thereby according 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), TR2 (Design and Access of New Development) and EN5 (Conversion and Extension of Existing Buildings in the Countryside) 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: 01/04/2026

Existing and Proposed Block Plan - Received: 01/04/2026

Proposed Site Layout Plan - Received: 01/04/2026

Basement Floor Plans - Received: 01/04/2026

Existing Ground Floor Plan - Received: 01/04/2026
Proposed Ground Floor Plan - Received: 01/04/2026
Existing Roof Plan - Received: 01/04/2026
Proposed Roof Plan - Received: 01/04/2026
Existing and Proposed Front Elevations - Received: 01/04/2026
Existing and Proposed Side Elevations 1 - Received: 01/04/2026
Existing and Proposed Side Elevations 2 - Received: 01/04/2026
Existing and Proposed Rear Elevations - Received: 01/04/2026
Existing and Proposed Sections - Received: 01/04/2026
Green Infrastructure Statement - Received: 15/12/2025

Reason:
In the interests of clarity.

Pre-Commencement Conditions

- 3 No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) measures to control the emission of dust and dirt during demolition and construction; and
- e) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason:
In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1 and TR2 of the adopted Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 4 The hereby approved basement extensions 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 The use of the front outbuilding and office hereby permitted shall be restricted to uses ancillary to the use of the associated dwellinghouse only and for no industrial, commercial or business use.

Reason:

To enable the local planning authority to consider the acceptability of any alternative uses in respect to the potential impact upon the residential amenity of the neighbours, and to accord with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 6 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 6th July 2026