

OFFICER REPORT

Application Number: P2026/0418

Site Address: 163 Western Avenue Sandfields Neath Port Talbot SA12 7ND

Proposal: Proposed Lawful Development Certificate of a single storey rear extension

Applicant: Mr Kristian Cucuz

Agent: Peter Jones

Ward: Sandfields West

Application Type: Proposed Lawful Development Certificate

Valid Date: 28th June 2026

Statutory Expiry Date: 22nd August 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 1st July 2026

RECOMMENDATION - Issue Certificate

OFFICER REPORT

LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED OR EXISTING DEVELOPMENT

App. Number:	P2026/0418
Location:	163 Western Avenue, Sandfields
Description of Development:	Single storey rear extension

SINGLE STOREY REAR EXTENSION

ASSESSMENT

Criteria:			
1. Is the development on the elevation opposite the Principal Elevation? <i>If No, then not PD.</i>	Yes		
Response: The development is located at the rear of the property, therefore opposite the principal elevation.			
2. Is the development is a Conservation Area? [If Yes, see below]		No	
Response: The development is not within a conservation area.			
3. Is the development to a Listed Building? [If Yes, see below]		No	
Response: The development is not a listed building.			
4. Is the development contained wholly within the curtilage of a residential dwellinghouse? <i>If No, then not PD.</i>	Yes		
Response: The development is contained wholly within the curtilage of a residential dwellinghouse.			
5. Have 'Permitted Development Rights' been removed from the property? <i>If Yes, then not PD.</i>		No	
Response: Permitted development rights have not been removed from the property.			
6. Would the area covered by extension and outbuildings exceed 50% of the total area of the curtilage? <i>If Yes, then not PD.</i>		No	
Response: The area covered by the extension and outbuildings will not exceed 50% of the total area of the curtilage.			
7. Would the height of the extension exceed the height of the ridge		No	

of the existing dwelling (excluding any chimneys on existing dwelling, but including any chimneys on the proposed extension)? <i>If Yes, then not PD.</i>		
Response: The height of the development would not exceed the height of the ridge.		
8. Would the eaves height of the extension exceed the height of the existing dwelling at the point that the extension adjoins? <i>If Yes, then not PD.</i>		No
Response: The proposed eaves height would not exceed the height of the existing dwelling at the point where the extension adjoins.		
9. If the extension is within 2m of the boundary does the eaves height exceed 3m, measured to the original ground level immediately adjacent to the eaves? <i>If Yes then not PD.</i>		No
Response: The extension is within 2m of the boundary with an eaves height of 2.64m therefore does not exceed 3m.		
10. Would the proposal exceed 4m in height (including any proposed chimneys)? <i>If Yes, then not PD.</i>		No
Response: The proposal measures to a maximum height of 3.13m including the proposed roof lantern, therefore does not exceed 4m.		
11. Would the proposed extension project out more the 4m beyond any relevant parts of the rear wall of the original dwelling to which it adjoins? <i>If Yes, then not PD.</i>		No
Response: The proposal projects 4m from the existing rear wall, therefore it does not exceed this limit.		
12. Would the proposed development have matching materials (where practical)? <i>If No, then not PD.</i>	Yes	
Response: The external walls of the proposed development will be finished in render to match the existing property.		

13.If the proposed extension would adjoin an existing outbuilding does the resultant development meet the above criteria? <i>If No, then not PD?</i>		No
Response: The proposal does not adjoin an existing outbuilding.		

CONCLUSION

By virtue of the fact that the proposed development meets all of the above criteria, it is 'Permitted Development' under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). As such, does not require the benefit of planning permission.

RECOMMENDATION

To Issue a Lawful Development Certificate

RECOMMENDATION

Issue Certificate

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Case Officer	Nia Ferris
Telephone No.	01639 686738
Date of Recommendation	9th July 2026