

OFFICER REPORT

Application Number: P2026/0433

Site Address: 22 Giants Grave Road Briton Ferry Neath Port Talbot SA11 2LS

Proposal: Proposed Lawful Development Certificate of a replacement outbuilding at rear of garden

Applicant: Mr Nigel Parsons

Agent: Mr Mark Stock

Ward: Briton Ferry West

Application Type: Proposed Lawful Development Certificate

Valid Date: 2nd July 2026

Statutory Expiry Date: 26th August 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 2nd July 2026

RECOMMENDATION - Issue Certificate

OFFICER REPORT

LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED OR EXISTING DEVELOPMENT

App. Number:	P2026/0433
Location:	22 Giants Grave Road
Description of Development:	Replacement outbuilding at rear of garden

BUILDINGS, ENCLOSURES, RAISED PLATFORMS AND POOLS

ASSESSMENT

Criteria:		
1. Is the development forward of the Principal Elevation? <i>If Yes, then not PD.</i>		No
Response: The development is not forward of the principal elevation.		
2. Is the development in 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 application property 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 the 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. Will the total area covered by all extensions and outbuildings cover more than 50% of land within the original curtilage? <i>If Yes, then not PD.</i>		No
Response: The total area covered will not exceed 50% of the land within the curtilage.		
7. Would any part of the proposal extend beyond a wall		No

comprising the side elevation of the existing dwelling and would be nearer to the highway than that side elevation or within 5m of the highway, whichever is nearer? <i>If Yes, then not PD.</i>		
Response: The development is to be located at the rear boundary of the site and therefore not near a highway.		
8. Would the building be more than one storey? <i>If Yes, then not PD.</i>		No
Response: The development is single storey.		
9. If the building has a roof with more than one pitch, would it exceed 4m in height measured from the surface of the ground immediately adjacent to that part, or for any other case exceed 3m in height? <i>If Yes, then not PD.</i>		No
Response: The development has a sloping flat roof with a maximum height of 2.42m.		
10. If any building, enclosure or container would be located within 2m of the boundary, would it exceed 2.5m in height above the surface of the ground immediately adjacent to it? <i>If Yes, then not PD.</i>		No
Response: The development is within 2m of the boundary and the maximum height is 2.42m, therefore it does not exceed.		
11. Would the height of the eaves of the building measured at any point along their length exceed 2.5m in height? <i>If Yes, then not PD.</i>		No
Response: The development has an eaves height and a maximum height of 2.42m therefore does not exceed.		
12. Would any part of the building, enclosure, pool or container be located within 2m of the dwellinghouse and exceed a height of 1.5m measured to the ground immediately adjacent to it? <i>If Yes, then not PD.</i>		No
Response: The development is not within 2m of the dwellinghouse, located at the rear boundary.		

13. Does the proposal include the provision of a container with a capacity greater than 3,500 litres? <i>If Yes, then not PD</i>		No
Response: The proposal does not include the provision of a container with a capacity greater than 3,500 litres.		
14. Would the proposal include the provision of a veranda, balcony, raised platform (including decking) where any part is more than 30cm above the surface of the ground directly below it? <i>If Yes, then not PD.</i>		No
Response: The proposal does not include the provision of a veranda, balcony or platform.		
15. If the proposed building would adjoin an existing extension attached to the dwellinghouse, would it meet the relevant criteria of that type of extension under Class A? <i>If No, then not PD?</i>	Yes	
Response: The proposal does not adjoin an existing extension.		

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 E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). As such, the proposal 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	10th July 2026