

OFFICER REPORT

Application Number: P2026/0244

Site Address: 3 Verdi Road Sandfields Neath Port Talbot SA12 7TW

Proposal: Single storey side/rear extension and rear outbuilding

Applicant: Annie & Callum Pannell & Underwood

Agent: Mrs Caroline Grey

Ward: Sandfields West

Application Type: Full Plans

Valid Date: 23rd April 2026

Statutory Expiry Date: 17th June 2026

Ext. of Time / PPA date: 17th July 2026

Publicity Expiry Date: 1st July 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site is 3 Verdi Road, Sandfields, which comprises a two-storey semi-detached dwellinghouse. The host property is sited in a predominantly residential area and is bounded to the front, sides and rear by other semi-detached dwellings. The application dwellinghouse is setback from Verdi Road which is an Unclassified Road.

DESCRIPTION OF DEVELOPMENT

This is a full application proposing the construction of a single storey side/rear extension and rear outbuilding.

The single storey side/rear extension, which is to replace an existing conservatory and shed, measures a width of 7.8m, a depth of 7.3m and an eaves height of 2.5m. A rear window and bi-fold doors together with a side and front pedestrian door along with 3 rooflights are proposed. The extension is to serve a kitchen diner, utility room and water closet. The development is to be constructed in render to match the materials of the application dwellinghouse.

A single storey rear outbuilding is also proposed measuring a width of 6.76m, a depth of 3.2m, an eaves height of 2.4m to the rear and 2.68m to the front. A patio door and 2 windows are proposed on the front elevation of the structure. The building is to serve as a garden office room and water closet. The development is to be constructed in grey weatherboard cladding.

Alterations are additionally proposed within the front curtilage of the host dwellinghouse. The existing area of hardstanding is to be widened to accommodate parking for an additional vehicle. Given that the area of ground to be covered by the hard surface is situated forward of the principal elevation of the dwellinghouse and is to be surfaced in a permeable material, the provision of hardstanding is permitted development under Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013. As such, it does not form part of the application.

The existing vehicular access and crossover are also proposed to be widened. Given that Verdi Road is an Unclassified Road, the vehicular crossover does not require planning permission and therefore does not form part of the application.

The proposed reduction in height of the existing 0.98m high front brick walls to a height of 0.6m is permitted development under Schedule 2, Part 2, Class A of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and as such, does not form part of the application.

Certificate of Ownership B has been completed on the submitted application form.

NEGOTIATIONS

No negotiations undertaken.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

Highways Section – No Objection

Drainage Section – No Comments

REPRESENTATIONS

The neighbouring properties were consulted on 24.04.2026 and re-consulted on 08.06.2026.

A site notice was also displayed on 28.04.2026 and 10.06.2026.

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 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 proposed single storey extension is sited to the side/rear. The side element of the development would be visible from the public highway. It is noted that the adjoining property at No.1 Verdi Road and the closest adjacent property at No.5 Verdi Road both feature existing single storey side extensions. It is further noted that the pair of semi-detached dwellings beyond the adjoining dwellinghouse at 1a and 1b Verdi Road both feature rear extensions. As such, it is considered that a side/rear extension would not be out of keeping with the immediate context.

Supplementary Planning Guidance (SPG) states that *'rear extensions to detached and semi-detached properties should adhere to the overarching design of the main dwelling and provide an integrated addition that complements the scale and massing of the host property.'* The proposed extension is single storey and is to be constructed in render to match the materials of the host dwellinghouse. The Authority's Design Guidance also states that *'the roof should tie into the main roof of the property and follow its existing design, unless site conditions dictate otherwise.'* While it is generally preferred for the existing roof of the main property to be replicated in the design of the extension proposed, consideration is given to the siting of the development which is not overly visible from the streetscene. It is therefore considered that the 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.

The siting of the proposed outbuilding to the rear dictates that it would be hidden from a public vantage point. It is noted that there are existing rear outbuildings sited within the adjoining property at No.1 Verdi Road and the closest adjacent property at No.5 Verdi Road. The structure is to be constructed in grey weatherboard cladding. While it would be preferred for the outbuilding to match the materials of the host dwelling, consideration is given to the siting of the structure. For these reasons, it is considered that the rear outbuilding would not have an unacceptable impact on design and visual amenity.

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

Bi-fold doors are proposed on the rear elevation of the extension, serving a kitchen diner. The door faces the rear garden of the host property. Due to the existing 1.8m high side fencing, it is also considered that the bi-fold doors do not have the capacity to provide any oblique views towards the gardens of the adjoining and adjacent properties. As such, it is considered that the bi-fold doors would not overlook or result in a loss of privacy for the occupiers of the neighbouring properties.

A window is proposed on the rear elevation of the extension serving a water closet and shower. To protect the privacy of the occupiers of the host and neighbouring properties, a condition shall be imposed requiring this window to be fitted with obscure glazing. Subject to conditions, it is considered that the window would not result in any unacceptable overlooking impacts.

A side door is also proposed on the extension serving a utility room. This door faces towards the rear garden and existing 1.8m high side fencing. It is considered that the existing boundary treatment would sufficiently screen any outlook from this door towards the rear garden area of the adjoining property at No.1 Verdi Road and as such, would not result in a loss of privacy or any detrimental overlooking impacts.

A front pedestrian door serving a utility room is proposed on the extension. This door faces the side curtilage of the application dwellinghouse. By virtue of the fact that utility rooms are not classified as habitable rooms under the SPG, it is considered that this door would have no adverse overlooking impacts.

The single storey side/rear extension measures a maximum height of 2.5m. The development replaces an existing conservatory and a shed measuring a height of 2.5m and 2.37m respectively. While the extension would exceed the height of the existing shed, it would be no higher than the conservatory. The development projects a distance of 7m beyond the existing rear wall of the application dwellinghouse. This wall is flush with the rear wall of the adjoining dwelling at No.1 Verdi Road. The rear element of the proposed extension however, which is the closest part of the development to the

adjoining dwellinghouse, only measures a depth of 4m. The extension is set off approximately 0.5m from the boundary with this property. Due to the height of the development proposed together with its level of projection and siting, it is considered that the rear extension would not result in any detrimental overbearing or overshadowing impacts on the adjoining property at No.1 Verdi Road.

The closest adjacent property to the extension is No.5 Verdi Road. The side extension is built up to the boundary and is sited approximately 1.1m from the rear elevation of this neighbouring property. The development projects 6.4m beyond the rear wall of No.5 Verdi Road. The extension measures a maximum height of 2.5m and would not exceed the height of the existing outbuilding located within the rear garden of No.5 Verdi Road to which it is proposed to adjoin. By virtue of the fact that the single storey flat roof extension proposed would be no higher than the pitched roof height of the existing water closet outbuilding, it is considered that the development does not lend itself to any unacceptable overbearing or overshadowing impacts on property No.5 Verdi Road.

Turning to the rear outbuilding, a front patio door is proposed serving a garden office. This door predominantly faces the rear garden of the host property. Any oblique views towards the rear gardens of the adjoining and adjacent properties would be sufficiently screened by the existing 1.8m high side fencing. As such, it is considered that the front patio door would not result in any unacceptable overlooking impacts.

2 windows are also proposed on the front elevation of the outbuilding to the sides of the patio door. The closest adjacent property at No.5 Verdi Road features 2 ground floor and 2 first floor windows on the rear elevation. Any oblique views from the nearest proposed window on the outbuilding towards the ground floor windows on the rear elevation of No.5 Verdi Road would be sufficiently screened by the existing 1.8m high boundary treatment. As such, it is considered that no adverse overlooking impacts would arise in respect of the ground floor windows on No.5 Verdi Road. This window is also sited approximately 14.5m from the nearest first floor habitable room window on No.5 Verdi Road. The SPG states that *"a minimum distance of 21m shall be retained between directly overlooking habitable room windows on that of a new extension or outbuilding and those in any existing property."* However, where development is located at an angle to neighbouring properties, the separation distance required to windows is reduced. Based on the angles calculated (Angle A: 63° and Angle B: 65°) and in accordance with the table, the minimum distance permitted is 9m. As such, an adequate separation distance is retained. For these reasons, it is considered that this window would not overlook or result in a loss of privacy for the occupiers of the adjoining property at No.5 Verdi Road.

The adjoining property at No.1 Verdi Road features a ground floor patio door and window together with 2 first floor windows. The approximate distance between the nearest proposed window on the outbuilding to the closest first floor habitable room window on the adjoining property is 14.5m. Based on the angles calculated (Angle A: 73° and Angle B: 74°) and in accordance with the table, the minimum distance permitted is 16m. Given that the required separation distance between these windows is not

retained, a condition shall be imposed requiring the obscure glazing of this window to protect the amenities of the occupiers of the adjoining property. Subject to conditions, it is considered that this window would result in no detrimental overlooking impacts upon No.1 Verdi Road.

The rear outbuilding is single storey and measures a maximum height of 2.68m. The structure is set off approximately 0.84m from the boundary with No.1 Verdi Road and is further setback approximately 12.4m from the rear elevation of this adjoining property. Due to the height and siting of the structure, it is considered that the rear outbuilding would not unacceptably overbear or overshadow the adjoining property at No.1 Verdi Road.

The rear outbuilding is set off approximately 0.8m from the boundary with the closest adjacent property at No.5 Verdi Road. The structure is also setback approximately 12.7m from the rear elevation of this property. For these reasons, it is considered that the rear outbuilding would have no adverse overbearing or overshadowing impacts on No.5 Verdi Road.

The outbuilding proposed is located approximately 16.95m from the property to the rear of the site at No.10 Strauss Road. By virtue of the height of the development and its siting, it is considered that the rear outbuilding would have no detrimental overbearing or overshadowing impacts on this property.

Parking and Access Requirements and Impact on Highway Safety

The Highway Authority in responding to the application, have provided no objection to the scheme.

The existing area of hardstanding forward of the principal elevation of the host dwellinghouse is proposed to be widened to accommodate parking for an additional vehicle. No habitable bedrooms are proposed as part of the proposal and as such, additional parking provision is not required. Given that the development would result in a betterment to the existing parking arrangements, it is considered that the proposal 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. The development will make enhancements for nesting birds in the form of a Sparrow Nest Box mounted on the rear elevation of the existing house. A bug box is also to be mounted at a height of 1.5m upon both the existing side garden fences. A flower bed is also proposed within the rear garden comprising the following species - Alliums, Lavender, Foxgloves, Verbena, Cosmos and Echinacea. However, no information has been provided in relation to when the planting will be undertaken or maintained together with its height and density. Nevertheless, it is considered that the other biodiversity enhancements proposed (bird and bug box) are 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) 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:

Location Plan and Block Plan REV B - Received: 08/06/2026

Existing Site Plan REV A - Received: 08/06/2026

Proposed Site Plan REV A - Received: 08/06/2026

Existing Ground Floor Plan - Received: 16/04/2026

Proposed Ground Floor Plan REV A - Received: 08/06/2026

Existing First Floor Plan - Received: 16/04/2026

Proposed First Floor Plan - Received: 16/04/2026

Existing Roof Plan - Received: 16/04/2026

Proposed Roof Plan - Received: 16/04/2026

Existing Elevations - Received: 16/04/2026

Proposed Elevations - Received: 16/04/2026

Rear Outbuilding Floor Plan & Elevations REV B - Received: 23/04/2026

Green Infrastructure Statement - Received: 16/04/2026

Reason:

In the interests of clarity.

Regulatory Conditions

- 3 Prior to the first beneficial use of the extension and rear outbuilding hereby approved, the ground floor window serving the water closet as shown on Drg.

No.25-484P/107 'Ground Floor Plan' and the window serving the garden office room positioned on the West side of the patio doors as shown on Drg. No.25-484P/111 'Garden Room Plan and Elevations' shall be fitted with obscured glazing and any part of the windows 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 neighbouring properties and to ensure accordance with Policy BE1 of the adopted Neath Port Talbot Local Development Plan.

- 4 The hereby approved rear 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 16th July 2026