

OFFICER REPORT

Application Number: P2026/0363

Site Address: 7 Serecold Avenue Skewen Neath Port Talbot SA10 6ED

Proposal: Proposed single storey front and side extension.

Applicant: Mr Julian Jamie Jones

Agent: Mr Ian Gill

Ward: Coedffranc West

Application Type: Full Plans

Valid Date: 23rd June 2026

Statutory Expiry Date: 17th August 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 30th July 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The site is located at 7 Serecold Avenue, Skewen and comprises a detached dwelling which is bounded by residential dwellings to the north, northeast, east and west, and it fronts the unclassified road 'Serecold Avenue'. The site benefits from a small garden area in addition to off street parking area to the front, and a larger garden area to the rear.

The site is within a low-risk coal area.

DESCRIPTION OF DEVELOPMENT

This is a full planning application proposing the construction of a single storey front extension.

The development would comprise an infill extension to the front/side of the existing dwelling, projecting approximately 3.90m from the side elevation and measuring a depth of approximately 2.96m.

The extension would incorporate a pitched roof with an eaves height of approximately 2.80m and a ridge height of approximately 5.57m.

The front elevation would incorporate a new entrance door together with a window serving the proposed shower room.

The external walls would be finished in a rendered material to match the existing dwelling.

Located to the front of the proposed extension would be a ramp for access into the proposed extension. As the ramp would not exceed a height of 0.30m, it would not require the need for planning permission and therefore does not form part of the assessment of this application.

NEGOTIATIONS

No negotiations have been made.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

WARD MEMBERS- Notified on 23/06/2026.

COMMUNITY COUNCIL- Consulted on 07/07/2026. No response received.

REPRESENTATIONS

The neighbouring properties were consulted on 09/07/2026.

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.

PPW12 is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

3.9 The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations...

3.10 In areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness. In those areas, the impact of development on the existing character, the

scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly 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

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

With regard to visual amenity, whilst the extension would be visible from a public vantage point due to its location on the front elevation, it would remain subordinate to the host dwelling by virtue of its single storey scale and pitched roof design.

Furthermore, the extension would infill the existing area and would not appear as an overly prominent or visually intrusive addition. Given that the proposed use of materials would match that of the existing dwelling, the development would integrate well with the main property. The extension would provide visual continuity between the existing property and the proposed development, resulting in a cohesive appearance. The development as such would not consider undermining the overall appearance or character of the host dwelling, nor would it negatively impact upon the surrounding streetscene.

In light of the aforementioned information, it is not considered that the proposed development would undermine the overall appearance, design and finishes of the existing property, nor would it detract from the character and appearance of the streetscene. As such, it is considered that the proposal would comply with Policy BE1 of the Neath Port Talbot Local Development Plan.

Impact on Residential Amenity

With regard to the neighbouring property to the east, 6 Serecold Avenue, the proposed extension would be sited approximately 1m away from the boundary shared with this property and would not project beyond the principal elevation of this neighbouring dwelling. Although the extension would be visible from no.6, it is not considered that it would result in an unacceptable overbearing impact, as it would be positioned adjacent to a blank side elevation at no.6.

Furthermore, the proposal is not considered likely to give rise to any unacceptable overshadowing issues due to its single storey form, with an eaves height of approx. 2.80m adjacent to the shared boundary; therefore, limiting its potential overshadowing impact on the neighbouring property.

Given that there would be no windows located within the side elevation of the proposed extension facing no.6, it is not considered that any unacceptable overlooking issues would arise.

Turning to the property to the west, 8 Serecold Avenue, given that the proposal would include an infill extension, which would not project beyond the principal elevation of the host property, the development would be for most part screened from no.8, as it would be separated by the host property. Due to the above, it is not considered that any unacceptable overbearing, overshadowing or overlooking issues would arise that would impact upon 8 Serecold Avenue.

With regard to the neighbouring properties to the rear, 7, 7A & 9, 9A Coombe Tennant, the proposed extension would be largely screened from these properties by the existing single storey extension projecting from the rear of the application property, which separated the proposed extension from the neighbouring properties to the rear. Furthermore, the proposed extension is single storey in scale, and no windows are proposed within the rear elevation that would directly overlook these neighbouring properties. Consequently, the proposal is not considered likely to result in an

unacceptable overbearing, overshadowing or overlooking impacts upon the occupiers of the neighbouring dwellings.

Taking the above into account, it is not considered that the development will adversely affect the residential amenity of any of the surrounding properties. It is therefore considered that the proposal would comply with Policy BE1 of the Local Development Plan.

Parking and Access Requirements and Impact on Highway Safety

The proposed extension would not result in an additional bedroom, and off-street parking provision would still be retained to the front of the property. The development therefore is sought to be in accordance 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.

In this case the development will provide a nesting site for birds shall be erected on the main dwelling which will be secured by a suitably worded condition. A green infrastructure statement has been submitted in line with this planning application. The statement outlines that the that the proposed development would maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by

minimal impact by providing a bird nesting box that any adverse environmental effects are avoided, minimized/ mitigated, compensated for.

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, EN6, EN7 and TR2 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040 (Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking & Policy 9 - Resilient Ecological Networks and Green Infrastructure) 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:

- 7 Serecold Avenue-elevations
- Location Plan
- Plan
- GIS Statement 7 Serecold Avenue

Reason:
In the interests of clarity.

Action Conditions

- 3 The approved scheme of ecological enhancement measures indicated on document 'GIS Statement 7 Serecold Avenue' shall be implemented and completed prior to the first beneficial use of the development hereby approved and 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	Lowri Jones
Telephone No.	01639 686740
Date of Recommendation	5th August 2026