

OFFICER REPORT

Application Number: P2026/0276

Site Address: 4 Redwood Close Bryncoch Neath Port Talbot SA10 7US

Proposal: Single storey front extension

Applicant: Mr Roger Silk

Agent: Peter Jones

Ward: Bryncoch North

Application Type: Full Plans

Valid Date: 1st May 2026

Statutory Expiry Date: 25th June 2026

Ext. of Time / PPA date: 18th August 2026

Publicity Expiry Date: 4th August 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site is located at 4 Redwood Close, Bryncoch. The host property comprises of a semi-detached dwellinghouse with a front and rear garden. Of street parking provision is situated to the front.

The site is within a low-risk coal area.

DESCRIPTION OF DEVELOPMENT

This is a full application proposing the construction of a single storey front extension measuring a width of 4.22m and a depth of 2m. It would have a pitched roof design,

whereas the height to the eaves would measure 2.55m, and its ridge height would measure 3.75m. Located on the front would be a residential access door in addition to a single window.

The proposed external materials would comprise of facing bricks.

NEGOTIATIONS

Requested for a Green Infrastructure Statement to be submitted.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

The Head and Engineering and Transport (Highways) – Consulted on 11/05/2026. No objection

Blaenhonddan Community Council- Consulted on 11/05/2026 and on 21/07/2026. No response received.

Ward Members- Notified on 11/05/2026 and on 21/07/2026.

REPRESENTATIONS

The neighbouring properties were consulted on 12/05/2026 and on 21/07/2026.

In response, to date 1 representations have been received, with the issues summarised as following;

- Requested for additional information following re-consultation period.

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, the proposed front porch extension would be located on the principal elevation of the host dwelling and, as such, would be readily visible from a public vantage point.

It is acknowledged that extensions to the front of the dwelling can have a detrimental impact upon the character and appearance of the host property and the surrounding streetscene. However, in this instance, the proposed porch would be modest in scale, measuring approximately 4.22m in width and projecting 2m from the principal elevation. The porch would incorporate a pitched roof design and given its choice of external finish, it would match the existing dwelling. As such, the proposal would provide continuity between the existing dwelling and proposed extension, ensuring that it remains sympathetic to the character and appearance of the host property.

Furthermore, the adjoining property to the east benefits from a front porch extension of a comparable scale and design. Consequently, the proposal would not appear incongruous or out of keeping with the surrounding streetscene. In addition, the proposed porch would replace the existing front porch at the application site, and, therefore, would not introduce an unfamiliar form of development. Accordingly, the proposal is not considered to have an unacceptable impact upon the visual amenity of the host dwelling or the surrounding area.

Taking the above into account, it is considered that the proposal would not undermine the overall appearance, design and finishes of the existing property, nor would it detract from the character and appearance of the street scene. It is therefore considered that the proposal would comply with Policy BE1 of the Neath Port Talbot Local Development Plan, and the adopted Supplementary Planning Guidance on Design, incorporating the Householder Design Guidance.

Impact on Residential Amenity

With regard to the neighbouring property to the east, 6 Redwood Close, the proposed front porch extension would be sited approximately 2.75m from the boundary shared with this neighbouring property and would align with the front porch extension at no.6. Given the separation distance from the common boundary in addition to its modest scale with a max ridge height of 3.75m it is not considered that the development would result in an unacceptable overbearing or overshadowing impact.

Given that there would be no windows on the side elevation of the porch facing no.6, it is also not considered that any overlooking issues would arise.

Turning to the property to the west, 2 Redwood Close, the proposed porch would be sited approximately 2.20m away from the common boundary, and would project approximately 4.30m beyond the front elevation of this neighbouring property. Whilst the proposal would extend further forward than the principal elevation at no.2, consideration is given to the fact that the extension would be single storey in form, with an eaves height of approx. 2m adjacent to the shared boundary. In addition, the separation distance from the boundary would further reduce any perceived impact. Consequently, the proposal is not considered to result in an unacceptable overbearing or overshadowing impact upon no.2.

The proposed porch extension would be completely screened from the properties to the rear given that it would be separated by the host dwelling and as such no overbearing, overshadowing or overlooking issues would arise.

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 host property benefits from off-road parking provision within the front curtilage of the property. Given that no new habitable bedrooms are proposed, further parking provision is not required. As such, it is considered that the proposal accords with Policy TR2 (Parking and Access Requirements) 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 with the application. A further six native pollinating plants (dahlia, borage, lavender or butterfly bush) are to be planted within the front garden area. Post Practical Completion Maintenance will be carried out for the first 2 planting seasons after planting. All shrubs are to be clipped annually and horticulturally maintained (weeding, pruning and checking for disease) for an establishment period of 5 years following practical completion. Within the establishment period, should there be any dead or damaged shrubs, they are to be replaced with a similar species. A bird box is also proposed on the rear elevation of the application dwellinghouse at eaves level. It is considered that the biodiversity enhancements proposed are proportionate to the scale and nature of the development proposed.

Other Matters

As identified earlier in this report, representations were received in response following the publicity exercise. In response to the issues raised which have not been addressed elsewhere in this report, the following comments are made:

With regard to the representation received requesting additional information, this information was provided, to which no additional correspondence was received.

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:

- 4 Redwood Close Bryncoch Block Plan 1 500
- Green Infrastructure statement

- 4 Redwood Close Bryncoch Location Plan 1 1250
- 4 Redwood Close Bryncoch Block Plan 1 500
- 4 Redwood Close Bryncoch Extg Elevs
- 4 Redwood Close Bryncoch Prop Elevs

Reason:

In the interests of clarity.

Action Conditions

- 3 The approved scheme of ecological enhancement measures indicated on document 'Green Infrastructure statement' 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.

Regulatory Conditions

- 4 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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.

Case Officer	Lowri Jones
Telephone No.	01639 686740
Date of Recommendation	5th August 2026

