

OFFICER REPORT

Application Number: P2026/0238

Site Address: 38 Jersey Street Velindre Neath Port Talbot SA13 1YR

Proposal: First floor rear extension over existing ground floor extension.

Applicant: Nathan Rees

Agent: Tom Phillips

Ward: Port Talbot

Application Type: Full Plans

Valid Date: 23rd April 2026

Statutory Expiry Date: 17th June 2026

Ext. of Time / PPA date: 10th August 2026

Publicity Expiry Date: 3rd August 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site is located at 38 Jersey Street, Felindre comprising of a terraced two-storey dwellinghouse. The site is bound by residential dwellings to the east and west and located to the north is the unclassified road 'Jersey Street'. A rear access lane is located to the south of the application site, and an outbuilding is located at the rear boundary of the site.

DESCRIPTION OF DEVELOPMENT

This is a full application proposing construction of a first-floor rear extension over the existing ground floor. The rear extension projects 3.56m from the main dwellinghouse rear wall and measures 3.26m in width. It features a ridged roof set flush with the existing rear roof slope profile, with an eaves height of 5.69m and maximum height of 6.6m from ground level. The rear elevation features a window overlooking the applicant's rear garden.

NEGOTIATIONS

Prior to validation, an amended application form was submitted to declare Certificate B, as development, would be positioned on the neighbouring boundary. Given the pitched roof design, there is potential for roof overhangs and associated guttering to encroach and that access might be required to complete the works, as such, 'Notice under Article 10' was subsequently served on the adjoining neighbour. Also, the Biodiversity Unit requested a single emergence bat survey.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

Ward members consulted on the 24th of April 2026.

The Highways Authority were consulted on the 24th of April 2026 – no objection

Biodiversity Unit were consulted on the 24th of April, 29th of May and 20th of July 2026 - Following submission of a preliminary bat survey, the Biodiversity Unit recommended that a single emergence bat survey be undertaken prior to determination. The survey was subsequently submitted by the applicant and, upon reconsultation, the Biodiversity Unit confirmed that it had no objection to the proposal subject to that the development be carried out in accordance with the recommendations outlined in Section 6 of the Bat Emergence Survey Report by Eco 360 dated July 2026.

REPRESENTATIONS

The neighbouring properties were consulted via letter on the 27th of April 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.

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.

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

- Technical Advice Note (TAN) 12: Design

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

Regarding visual amenity, by virtue of its scale and design it is not considered that the development would undermine the character and appearance of the application property. A condition will be attached to any given consent requiring the materials used within the proposed development to match those used within the existing dwellinghouse. This will ensure a sense of continuity is achieved between the existing and proposed elements.

The siting of extension to the rear of the application property dictates that it would be partially hidden from a public vantage point at the rear. As such, it is not considered that the development would detract from the character and appearance of the street scene.

Provided that the condition is adhered to, it is considered that the proposal would comply with Policy BE1 of the Neath Port Talbot Adopted Local Development Plan and the adopted Supplementary Planning Guidance on design, incorporating the householder extension design guide.

Impact on Residential Amenity

In relation to the neighbouring properties to the east and west at no's 36 and 40 Jersey Street, the proposed rear extension will be visible due to its orientation and scale. It is noted that the development projects within the limits recommended for terraced properties within the Council's SPG for first-floor extensions of 3.6m. In respect of privacy, there are no windows proposed on either side elevation facing the adjoining neighbouring properties at no's 36 and 40. The proposed first-floor window on the rear elevation would serve the applicant's private garden and rear access lane. Given the separation distance of approximately 13.8m to the rear boundary of no.38 Villiers Street and, approximately 25.1m from the nearest habitable window, it is not considered that the proposal would result in unacceptable overlooking or loss of privacy to the south. As such, the proposal would not give rise to any privacy or overlooking issues.

It is noted that the proposed development would be positioned on the shared boundary with no.36. Whilst the application property is a terraced two-storey dwelling, its first-floor projection of 3.56m, accords with the Council's SPG, the development would not give rise to any unacceptable overbearing or overshadowing impact. In relation to no.40, the proposed extension would not project any closer to the shared boundary at an approximate distance of 1.7m. Similarly, the development would be situated approximately 13.8m from the rear boundary of no.38 Villiers Street and as such, would not give rise to any unacceptable overbearing or overshadowing impacts from the development.

Taking the above into account, it is not considered that the development would adversely affect the residential amenity of the surrounding properties. It is therefore considered that the proposal would comply with Policy BE1 of the Neath Port Talbot Adopted Local Development Plan, and the adopted Supplementary Planning Guidance on design.

Parking and Access Requirements and Impact on Highway Safety

Given that the proposal seeks to increase the number of bedrooms from two to three, the Highway Authority was consulted to assess the potential impacts on highway and pedestrian safety. The Highway Authority raised no highway safety objection to the proposed increase in the number of bedrooms, despite the site not providing off-street parking and the potential for the additional bedroom to increase parking demand. As the property is located in a sustainable location, it would outweigh the shortfall in parking provision due to the decrease in reliance on private vehicles. The development is

therefore considered to accord with Policy TR2 of the Neath Port Talbot Adopted Local Development Plan.

Biodiversity

The Council's Biodiversity Unit was consulted on the application and initially requested that a preliminary bat survey be submitted. Following review of the preliminary survey, the Biodiversity Unit advised that a single bat emergence survey was required prior to determination and raised no further objection to the proposal, subject to the provision of the biodiversity enhancement measures.

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 bird box under the eaves within the curtilage of the dwellinghouse as shown in 'TPA018_302B_Proposed Elevations' and as outlined in the document titled, '260306_TPA18_GreenInfrastructureStatement'. In addition, the Biodiversity Unit's recommended that site enhancement measures are to be taken in accordance with Section 6 of the document titled '38 Jersey Street - Eco 360 Bat Emergence Survey Report (July 2026)'. These measures will be secured by a suitably worded condition.

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:

TPA018_302B_Proposed Elevations, received 14-APR-26

TPA018_301_Existing Elevations, received 14-APR-26

TPA018_103_Roof Plans, received 14-APR-26

TPA018_102A_Proposed Floor Plans, received 14-APR-26

TPA018_101_Existing Floor Plans, received 14-APR-26

TPA018_002A_Site Block Plans, received 14-APR-26
TPA018_001A_Site Location Plan, received 14-APR-26
TPA018_901A_3D View, received 14-APR-26
260306_TPA18_GreenInfrastructureStatement, received 14-APR-26
38 Jersey Street - Eco 360 Bat Emergence Survey Report (July 2026),
received 20-JUL-26

Reason:
In the interests of clarity.

Regulatory Conditions

- 3 Prior to the first beneficial use of the development hereby approved, a bird box shall be installed beneath the eaves on the side elevation of the dwellinghouse in accordance with drawing 'TPA018_302B Proposed Elevations' and the details contained within the document titled '260306_TPA18_Green InfrastructureStatement'. The bird box shall be provided in addition to the ecological enhancement measures set out in Section 6 of the '38 Jersey Street - Eco 360 Bat Emergence Survey Report (July 2026)' and shall be retained thereafter.

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.

- 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	Nia Ferris
Telephone No.	01639 686738
Date of Recommendation	5th August 2026