

OFFICER REPORT

Application Number: P2026/0337

Site Address: 19 Tan Y Groes Place Taibach Neath Port Talbot SA13 2TU

Proposal: Side extension and new front pillar

Applicant: Mrs Alyson John

Agent: Mr William James

Ward: Margam & Taibach

Application Type: Full Plans

Valid Date: 18th June 2026

Statutory Expiry Date: 12th August 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 14th July 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site is 19 Tan Y Groes Place, Taibach 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 and detached dwellings. The application dwellinghouse is setback from Tan Y Groes Place, which is an Unclassified Road. An existing hard surfaced driveway runs to the side of the dwellinghouse leading to a rear, detached garage.

DESCRIPTION OF DEVELOPMENT

This is a full application proposing the construction of a side extension and new front pillar.

The side extension, which is to serve a hallway and water closet, measures a width of 1.7m, a depth of 4.8m, an eaves height of 2.9m and a ridge height of 4.5m. A new main entrance front door serving a hallway together with a rear window serving a water closet are proposed on the extension. The development is to be constructed in brickwork to match the materials of the application dwellinghouse.

The existing main entrance door on the principal elevation of the host dwellinghouse is to be replaced by a window. The insertion of a new window that is of a similar appearance to those used in an existing dwellinghouse is permitted development under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013. As such, it does not form part of the application.

Additional fenestration alterations are proposed. It is proposed to block up the existing ground floor side window which serves as a secondary window to the kitchen diner to match the exterior brickwork. This window is part of the original application dwellinghouse. As such, it does not require planning permission and does not form part of the application.

The existing 1m high front boundary wall is to be removed and replaced with a 0.95m high brick wall and 1.1m high front pillar. The front brick wall is permitted development under Schedule 2, Part 2, Class A 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 landscaped area within the front curtilage of the host dwellinghouse is proposed to be replaced with a permeable area of hardstanding. The provision of a permeable hard surface forward of the principal elevation of a dwellinghouse 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.

NEGOTIATIONS

No negotiations undertaken.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

Highways Section: Concerns have been identified.

REPRESENTATIONS

The neighbouring properties were consulted on 19.06.2026.

A site notice was also displayed on 23.06.2026.

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 siting of the extension dictates that it would be visible from the public highway as it is located to the side of the principal elevation. The proposed development is to be constructed in matching brickwork, thereby ensuring that a sense of continuity is achieved between the existing and proposed elements. Supplementary Planning Guidance (SPG) states that *“side extensions should be set off the boundary with any adjoining or adjacent property and be set back a minimum of 0.5m from the principal elevation of the existing dwelling to maintain a subordinate appearance.”* In this instance, the proposed extension is set back 0.7m from the principal elevation and is also set off the boundary with the closest adjacent property at No.17 Tan Y Groes Place. Given that the development is single storey and would not project beyond the principal elevation, it is considered that it would create a subservient appearance. By virtue of its scale and design, it is therefore considered that the development would not undermine the character or appearance of the host property.

The proposal also comprises the construction of a 1.1m high brickwork pillar. The siting of the pillar to the front of the site dictates that it would be visible from the public highway. It is noted that the properties sited along Tan Y Groes Place predominantly feature existing front boundary brickwork walls and pillars. The development would be constructed in brickwork to match the external materials of the host property. By virtue of the fact that the pillar would not be out of keeping with the streetscene and would also complement the materials of the application dwellinghouse, it is considered that the it would have an acceptable impact on visual amenity.

In light of the aforementioned information, it is considered that the proposal accords with Policy BE1 of the Neath Port Talbot Local Development Plan.

Impact on Residential Amenity

The closest adjacent property to the side extension is No.17 Tan Y Groes Place, which is sited approximately 3m from the development. In respect of privacy, no windows are proposed facing this neighbouring property and as such, the extension would not give rise to any overlooking issues. The development measures a maximum height of 4.5m. The extension is single storey and is set off approximately 0.8m from the boundary. For these reasons, it is considered that the side extension is unlikely to unacceptably overbear or overshadow property No.17 Tan Y Groes Place.

The property which adjoins the application dwellinghouse is No.21 Tan Y Groes Place. The side extension is sited on the opposite side to this adjoining property and as such, the development would be hidden. Due to the siting of the proposed development, it is considered that the extension would have no resultant overlooking, overbearing or overshadowing impacts on the adjoining property at No.21 Tan Y Groes Place.

A new main entrance front door serving a hallway is proposed. Hallways are not considered habitable rooms in accordance with the Design Guidance. The nearest property to the front of the site is No.8 Tan Y Groes Place which is sited approximately 23.2m from the front elevation of the extension. Due to the proximity of the development to this property together with the intervening highway and the fact that proposed front door does not serve a habitable room, it is considered that the extension would not result in any adverse overlooking, overbearing or overshadowing impacts on No.8 Tan Y Groes Place.

A rear window serving a water closet is proposed on the extension. To protect the privacy of the occupiers of the application and neighbouring properties, this window will be conditioned to be obscurely glazed. Subject to conditions, it is considered that this window would not result in any adverse overlooking impacts. The nearest property to the rear of the site is No.5 Wildbrook which is sited approximately 22.75m from the rear elevation of the extension. It is noted that this property is located on a slightly higher ground level than the application site. Due to the siting and design of the single storey extension together with the changes in topography, it is considered that the development does not have the capacity to result in any detrimental overbearing or overshadowing impacts on property No.5 Wildbrook.

This application also seeks the construction of a front pillar. By virtue of the fact that the development comprises a 1.1m high pillar, it does not lend itself to any unacceptable overlooking, overbearing or overshadowing impacts.

Parking and Access Requirements and Impact on Highway Safety

The Highway Authority in responding to this application, have identified concerns. The Highway Officer has requested that the access to the driveway is widened to a minimum of 6m to improve manoeuvrability by ensuring that either vehicle can use the driveway independently and that the potential for obstruction whilst exiting or entering the driveway is limited. The imposition of conditions has also been requested requiring the submission of a scheme demonstrating the widening of the proposed parking area and existing vehicular crossover to a minimum of 6m, the provision of pedestrian vision splays and visibility splays together with the surfacing of the driveway in a porous material. As covered in the description of development section within this report, the only elements of the proposal which require planning permission are the side extension and 1.1m high front pillar. It should be noted that conditions cannot be imposed on developments that do not require planning permission. Under such circumstances, it is considered unreasonable to request this information.

Due to its siting and footprint, the proposed side extension limits vehicular access to the existing detached garage and also erodes the existing side driveway. The submitted plans demonstrate replacement parking in the form of an area of hardstanding forward of the principal elevation of the application dwellinghouse measuring a length of 5.3m and a width of 8m. In accordance with SPG, the standard dimensions of parking spaces are 4.8m x 2.6m. As such, the proposal demonstrates parking for three vehicles in accordance with the parking standards. While two parking spaces are to be displaced through the addition of the side extension, the scheme sufficiently demonstrates replacement parking by way of increasing the parking provision from two spaces to three. Given that the development results in a betterment to the existing arrangement, it is considered that the proposal complies 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 has been submitted in support of this application. The provision of a bird box shall be installed on the rear elevation of the extension. It is considered that the biodiversity enhancement proposed is proportionate to the scale of the development proposed and as such, accords 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 - Received: 27/05/26
Block Plan & Existing Floor Plan REV A - Received: 02/06/26
Proposed Floor Plan - Received: 27/05/26
Existing & Proposed Parking Plan REV D - Received: 18/06/26
Existing and Proposed Elevations - Received: 27/05/26
Green Infrastructure Statement - Received: 27/05/26

Reason:
In the interests of clarity.

Regulatory Conditions

- 3 The hereby approved 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.

- 4 Prior to the first beneficial use of the extension hereby approved, the ground floor rear window serving the water closet as shown on Drg. No.2026/01 'Proposed Layout' shall be fitted with obscured glazing and any part of the window 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.

- 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	7th August 2026