

OFFICER REPORT

Application Number: P2026/0388

Site Address: Rownad Pontneathvaughan Road Glynneath Neath Port Talbot SA11 5NT

Proposal: Proposed single-storey extensions, and raise roof of bungalow to allow use of first floor attic space

Applicant: Mr & Mrs L & D Griffiths

Agent: Ms Naomi Law

Ward: Glynneath Central & East

Application Type: Full Plans

Valid Date: 12th June 2026

Statutory Expiry Date: 6th August 2026

Ext. of Time / PPA date: 21st August 2026

Publicity Expiry Date: 21st July 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site is located at Rownad, Pontneathvaughan Road, Glynneath, and comprising a detached bungalow with a detached garage located to the eastern side of the dwelling. The site is bounded by residential development to the south and east. The site is accessed directly from the classified B-road, Pontneathvaughan Road, which is situated to the north, with an area of common land separating the site from the public highway. The property features off-street parking and private garden space to the front, western side and rear. An additional outbuilding is located within the site, positioned on the western side garden area.

DESCRIPTION OF DEVELOPMENT

This application seeks full planning permission for two single storey side extensions and to raise the ridge height of the existing dwellinghouse to accommodate two bedrooms within the loft space.

The replacement single storey western side extension projects 5m from the rear wall of the existing dwelling and 11.74m in width. It proposes two ridged roofs, flush with the existing ridged roof, with both measuring to an eaves height of 2.92m and a maximum height of 5.34m. The proposal also includes 5 bifold doors and a window on the rear elevation of the extension, facing the applicant's private garden.

The single storey eastern side extension is situated between the existing garage and main dwellinghouse measuring 2.85m in width and 5.71m in depth. The eaves height measures 2.64m with a maximum height of 3.72m. The proposed extension would create a direct connection to the proposed fourth bedroom annex. This would involve converting the existing garage and replacing the existing shutter door with a window and installing an additional window on the eastern side elevation which would subsequently not require planning. The annex is proposed to include an en-suite and would be connected to the side extension, which would provide a new entrance lobby and utility space. The agent has confirmed that the annexe is intended to be occupied by an immediate family member who will function with the household.

The proposal also includes raising the ridge height to accommodate two additional bedrooms and an ensuite within the loft space. The proposed maximum ridge measures to a height of 6.41m with the same existing eaves height of 2.88m. The roof proposes a window at first floor on the northern side elevation and features two rooflights on the eastern roof slope over the ensuite and fifth bedroom.

It is noted that a tree protected by a TPO is located close to the eastern boundary of the site. The information provided within the submitted application form indicates that there are no trees on land adjacent to the proposed development that could influence the proposal. Given that no works are proposed to the tree, the development is set an adequate distance away, and the access point is not located nearby, the proposal is considered unlikely to result in any adverse impact or harm on the protected tree.

NEGOTIATIONS

The initial design raised concerns of overlooking and a lack of privacy to private amenity space to the neighbouring property to the south, and amended plans were subsequently submitted by the agent.

PLANNING HISTORY

- P2009/0595, Proposal: RETROSPECTIVE APPLICATION FOR PARTIAL CROWN REDUCTION OF TWO HORSE CHESTNUT TREES COVERED BY TPO NO T026, approved 16-JUL-09

CONSULTATIONS

Ward members were notified on the 29th of June 2026.

Glynneath Town Council was consulted on the 29th of June 2026.

Biodiversity Unit was consulted on the 29th of June 2026 – no objection subject to the condition that all biodiversity enhancements shall be implemented in accordance with the details within the submitted Green Infrastructure Statement.

Contaminated Land was consulted on the 29th of June 2026 – no objection subject to conditions.

REPRESENTATIONS

The neighbouring properties were consulted via letter on the 30th of June 2026.

A site notice was posted on the 30th of June 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 the proposed side extensions on either side of the application property is such that the majority of the development would be largely hidden from public vantage points. Whilst the increased ridge height of the dwelling would be visible from a public vantage point, it is not considered that, by virtue of its scale, design and relationship with the existing dwelling, 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

The original design included a first-floor window on the rear gable elevation, serving Bedroom no.5. This window would have been located approximately 7.71m from the shared boundary with Ynyscymmer Cottage and the adjoining Ynyscymmer Farm, which raised concerns regarding overlooking and a loss of privacy to the neighbouring private amenity space. As a result, it was advised that the window be repositioned and replaced with a rooflight on the eastern roof slope. The amended proposal incorporates a rooflight at loft level, which, by virtue of its height above floor level at 0.92m and angle

of outlook, provide adequate natural light and outlook for the occupants of the dwelling. Consequently, the revised design is considered to address the privacy concerns associated with the original proposal.

In relation to neighbouring properties, the proposed first-floor window on the northern side elevation and would be positioned approximately 12.45m from the boundary and overlook only the applicant's private front garden and adjoining common land and highway. Similarly, the proposed rooflights on the eastern roof slope elevation would be positioned approximately 17.85m from the side boundary and adjoining neighbouring front garden of Yr Hen Feudy. Additionally, as no first-floor windows are proposed on the rear elevation facing the boundary with Ynyscymmer Cottage and Farm, the development would not give rise to any overlooking concerns or result in a loss of privacy for neighbouring occupiers. Furthermore, the windows and bifold doors proposed within the side extensions and the converted garage would be located at ground-floor level and, given their scale, position and orientation, would not result in any unacceptable overlooking or adverse impacts on neighbouring amenity.

As the proposed single-storey side extensions would not be positioned any closer to the boundary with Ynyscymmer cottage and farm and due to its single-storey scale, would not result in any overbearing impact or cause any unacceptable overshadowing. Similarly, the proposed extensions would not result in any unacceptable impact on the adjoining neighbouring properties alongside the southern and partial western boundary at no's.18-25 Ynyslas Crescent, having regard to their scale, siting and separation distances. The proposal would introduce a higher ridge line and given its scale alongside the separation distance of approximately 7.71m to the nearest adjoining neighbouring boundary at Ynyscymmer Cottage and Farm, is not considered that the development would result in any unacceptable overbearing or overshadowing impacts.

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.

Contaminated Land

Environmental Health were consulted on this application. The Environmental Health Officer has raised no objection, subject to suggested conditions. A condition will be attached to address any unexpected contamination found during development to ensure that any potential risks to human health or the wider environment are appropriately addressed. A condition relating to construction noise was also suggested, however this is already controlled under other legislation, such as the Control of Pollution Act 1974, and is not considered necessary.

Parking and Access Requirements and Impact on Highway Safety

Given that the development would not displace any of the existing off-road parking, it is not considered that the proposed extension would impact detrimentally upon highway and pedestrian safety. As the proposed development does include the addition of bedrooms from the existing three to six, there is no resulting impact on parking demand and the existing parking provision is sufficient. The development is therefore considered to accord with Policy TR2 of the Neath Port Talbot Adopted 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 two bird boxes under the eaves on the northeast elevation as drawn in 'Proposed plans rev b' and a planting scheme is proposed within the curtilage which is described in the supporting document titled, '4858GreenInfrastructureStatement', which 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:

Location Plan, received on the 11-JUN-26

Existing Block Plan, received on the 11-JUN-26

Proposed Block Plan, received on the 11-JUN-26

Proposed plans rev b, received on the 29-JUN-26

4858GreenInfrastructureStatement, received on the 11-JUN-26

Reason:

In the interests of clarity.

Regulatory Conditions

- 3 Prior to the first beneficial use of the development hereby approved, two bird boxes shall be installed beneath the eaves on the north-east elevation in accordance with the details shown on drawing 'Proposed Plans Rev B'. The planting scheme detailed in the document titled '4858GreenInfrastructureStatement' shall also be carried out in the first planting and seeding seasons following the occupation of the development and all shall be retained as such 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 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 5 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	7th August 2026