

OFFICER REPORT

Application Number: P2026/0425

Site Address: 24 Old Road Baglan Neath Port Talbot SA12 8TT

Proposal: Extension to existing single storey rear garage

Applicant: Mr Mark Llewelyn

Agent: Mr Husam Sami

Ward: Baglan

Application Type: Full Plans

Valid Date: 20th July 2026

Statutory Expiry Date: 13th September 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 12th August 2026

RECOMMENDATION - Approved

SITE AND CONTEXT

The application site is located at 24 Old Road, Baglan. The site comprises a semi-detached, two-storey dwellinghouse. The site is bound by residential properties to the north and south and is located to the east of the unclassified 'Old Road'. The application property benefits from off street and on street parking with private garden space to the front and rear. The site is set across different levels with steps leading from road level to the ground level of the principal elevation and again sloping upwards to the rear boundary to the access lane. An outbuilding and attached garage are situated along the rear boundary of the site accessed via a rear lane north of the site.

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the construction of an extension to an existing single-storey outbuilding, involving the replacement of one of the existing adjoining outbuildings located along the rear boundary of the site. The proposed garage would measure 10.33m in width and 6.26m in depth and would feature a pitched roof. Due to the site levels sloping upwards towards the rear boundary, the height of the building would vary between elevations. On the front elevation facing the applicant's private garden, the outbuilding would have an eaves height of 3.06m and a maximum ridge height of 4.49m. On the rear elevation facing the rear access lane, the proposal would have an eaves height of 2.54m and a ridge height of 4.01m.

The outbuilding would be used as a garage and would contain two roller shutter doors on the rear elevation facing the access lane. The front elevation, facing the private garden, would include two windows and a door that would be served by external steps.

NEGOTIATIONS

Prior to validation, an amended application form was submitted to declare Certificate B, as development, would be positioned on both neighbouring boundaries. 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 neighbours.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

Ward members were consulted on the 21st of July 2026.

The Highways Authority was consulted on the 21st of July 2026 – no objection subject to conditions

REPRESENTATIONS

The neighbouring properties were consulted via letter on the 22nd of July 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, given the presence of similar developments within the area evident from the rear access lane. 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. 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 north and south at no's. 22 and 26, the proposed outbuilding will be partially hidden due to its respective orientation and scale. In respect of privacy, no new windows would be installed on the side elevation of the application dwelling facing the neighbouring properties. Similarly, the proposed front windows would face the applicants private garden and therefore the development would not give rise to overlooking or loss of privacy concerns.

Whilst the proposed outbuilding would be constructed up to both shared boundaries, it would remain single storey in scale and incorporate a pitched roof design. Given its scale, height and siting, the proposal would sit comfortably within the established pattern of development and would not result in an overbearing relationship or give rise to unacceptable overshadowing of the adjoining properties. Additionally, as the proposed extension does not project any closer to the neighbouring properties to the northeast at no's. 9 and 11 Albion Road, and given the presence of an existing access lane, it will not give rise to any issues of 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.

Parking and Access Requirements and Impact on Highway Safety

The Highway's Authority was consulted on the proposal and offered no objections subject to conditions that surface water must not discharge onto the lane or public highway and must not be connected to the highway drainage system. It is recommended that these measures be secured by a suitably worded condition.

Given that the proposed development would result in the increase in the number of available off-street parking spaces from one to two, it is considered that the proposal would help reduce the existing demand for on-street parking in the surrounding area. As such, it is not considered that the proposed extension would impact detrimentally upon highway and pedestrian safety. As the proposed development does not include the addition of any bedrooms, 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 a bird box and bat box under the eaves as drawn on 'A305 - Proposed Elevations – B' 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 20-JUL-26

A301 - Existing Floor Plan, received 20-JUL-26

A302 - Existing Elevations, received 20-JUL-26

A303 - Existing Site Plan, received 20-JUL-26

A305 - Proposed Elevations - B, received 20-JUL-26

A207 - Proposed Floor Plan - B, received 20-JUL-26

A306 - Proposed Site Plan - B, received 20-JUL-26

Green Infrastructure Statement, received 20-JUL-26

Reason:

In the interests of clarity.

Regulatory Conditions

- 3 No surface water from within the curtilage of the dwelling shall be allowed to flow out onto the public highway or be connected into the highway drainage system.

Reason:

In order to comply with Policy EN8 of the Neath Port Talbot Adopted 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.

- 5 Prior to the first beneficial use of the development hereby approved, a bird and bat box shall be installed below the eaves as shown in drawing, 'A305 - Proposed Elevations - B' and as detailed in 'Green Infrastructure Statement' within the curtilage of the application property and 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.

Case Officer	Nia Ferris
Telephone No.	01639 686738
Date of Recommendation	18th August 2026