

DELEGATED REPORT

Application No:	P/25/0220
Site Address:	Yr-Hafod Heol-y-mynydd Cefn Coed Merthyr Tydfil CF48 2NQ
Development:	Non-material amendment to application P/25/0031 to alter the external finishes of the approved extension from Marley Cedral cladding to a dark grey resin render finish
Case Officer:	Rebecca Owens
Application Expiry Date:	2nd October 2025

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by the highway of Heol-y-Mynydd to the south east and other dwellings to the front rear and sides.

PROPOSED DEVELOPMENT

This is an application for a non-material amendment to planning permission P/25/0031 to alter the external finishes of the approved extension from Marley Cedral Cladding to a dark grey resin render finish.

PLANNING HISTORY

The relevant planning history is detailed below:

P/25/0031	Erection of single storey front extension Granted planning permission subject to conditions on 18 March 2025
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CONSULTATION

No consultation exercise was undertaken.

PUBLICITY

No publicity exercise was undertaken.

POLICY CONTEXT

Local Policies

The Local Development Plan policies identified during the consideration of the existing planning permission have recently been replaced by the Merthyr Tydfil County Borough Council Replacement Local Development Plans 2016 – 2031. The proposal has already been considered and found to be acceptable, as such the main policies which would now be relevant to the assessment and determination of this non-material amendment are SW11: Sustainable Design and Placemaking. The development with the proposed amendments would comply with this policy.

Welsh Government Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014)

The guidance advises that a non-material amendment will depend on factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and the surrounding area, which will vary from one application to another.

In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. The guidance also identifies four tests, which local planning authorities may wish to consider when assessing and determining whether a proposed change would qualify as a non-material amendment. These are as follows:

- is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,
- would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- would the interests of any third party or body be disadvantaged in planning terms; or,
- would the proposed change conflict with national or development plan policies?

These four tests have been used in the determination of this application, as set out below.

REASONS FOR REACHING THE RECOMMENDATION

Section 96a of the Town and Country Planning Act 1990 provides the mechanism to approve non-material amendments to an existing planning permission.

Main issues:

The main issue in determining this application is whether or not the change to the external finish of the extension would constitute a non-material amendment to the development approved under application reference P/25/0031. In this respect, the main consideration would be the impact of the change on the character and visual amenity of the property itself and the wider area.

It is noted that the existing property has a red brickwork finish and it is proposed to finish the extension in render. It is considered that this is an appropriate and complementary material that would not harm the overall appearance of the dwelling. In addition, it is

recognised that the application site is located in an area where there is no uniformity in terms of the design or material finishes of the surrounding dwellings and as such the proposed change would not harm the character or visual amenities of the area in general.

The revised scheme would therefore be acceptable and in remain in accord with Policy SW11 of the Replacement LDP.

Other Considerations:

The following have been taken into account in considering the application and in reaching the recommendation set out below.

1. It is noted that condition 3 of the original planning permission P/25/0031 requires the submission of details/samples of the external cladding to be submitted to and approved by the Local Planning Authority. If the external cladding is replaced with render this condition will no longer be relevant. However, its inclusion on the original permission would not prevent the approval of this non-material amendment.
2. There have not been any other amendments to the originally approved development.
3. There were no objections/representations following the original publicity exercise.

CONCLUSION

In conclusion, the proposed amendment is considered to be acceptable and would constitute a non-material amendment to the originally approved scheme. Accordingly, the following recommendation is made:

RECOMMENDATION: **BE APPROVED** subject to the following **CONDITION:**

CONDITIONS/REASONS:

2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Draft Proposals, Received 7 August 2025

Drawing Title: Section A-A, Received 7 August 2025

Drawing Title: Section B-B, Received 7 August 2025

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

INFORMATIVES

1. The developer is advised that conditions 1 and 4 of the original decision notice (planning ref: P/25/0031) are still applicable and must be complied with. Condition 2 has been amended on this decision notice to refer to the plans submitted as part of this non-material amendment application. Finally, condition 3 would only be applicable if the extension is erected in accordance with the original plans approved under planning application P/25/0031. If the extension is finished in accordance

with the details approved under this non-material amendment application (i.e. with a rendered finished) this condition would be deemed as cancelled.

RECOMMENDATION ENDORSED

A handwritten signature in black ink, appearing to be 'M. J.', is written over a horizontal line.

Director of Neighbourhood Services

DATE: 21/08/2025