

DELEGATED REPORT

Application No: P/25/0134

Site Address: 2 Ynysygored Cottages
Aberfan
Merthyr Tydfil
CF48 4QD

Development: Two storey side extension

Case Officer: Kate Glover

Site Visit: 21st May 2025

Application Expiry Date: 10th July 2025

Consultation reply date expired: 11th June 2025

APPLICATION SITE

The application relates to No. 2 Ynysygored Cottages which is a semi-detached property located in a countryside location and directly adjacent to the B4285 (Aberfan Road). The property has the benefit of a large garden area, with most of the garden area located to the side of the house. Attached to the rear elevation of the property, is a single storey extension and to the side elevation is a single storey lean-to constructed mainly with wood, and which provides a covered outdoor area.

In respect of external materials, the principal elevation of the property is natural stone, the side elevation is rendered, concrete tiles are used on the roof and the windows and doors are black coloured uPVC.

The application site is outside of the settlement boundary as identified by Local Development Plan Policy SW4 and according to Technical Advice Note 15: Development, Flooding and Coastal Erosion (March 2025), within Flood Zones 2 and 3 Rivers.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the side lean-to extension and construct a new two storey extension.

The proposed extension would measure approximately 8.16m deep, 4.55m wide, 5.35m to eaves level and 8.41m to ridge height, and windows would be provided in the front and rear elevations.

Proposed materials would be rendered elevations, concrete roof tiles and black coloured uPVC windows and doors.

A Beaumaris bat box would be provided under the gable of the proposed extension.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a letter was sent to the adjoining property, and a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) 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 well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW12).

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is Technical Advice Note 15: Development, Flooding and Coastal Erosion (March 2025) (TAN15)

Paragraph 15.6 advises on applications for extensions and householder development and states that *"There will be no requirement to justify the location of householder development but if such minor works are likely to have an adverse effect the full consequences of the development will need to be appraised. The planning authority should inform the developer or applicant in such circumstances to provide a Flood Consequences Assessment."*

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4 - Sustainable Design
- Note 6 - A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to principle of development, impact on the residential amenities of neighbours, visual impact, flood risk and ecology.

The site is located outside of the settlement boundary but is within the established residential curtilage of the property, as such the principle of development is acceptable subject to other material planning considerations.

The existing property adjoins the boundary with No.1 Ynysygored Cottages which is the neighbouring dwelling and most likely to be affected by this proposal. The proposed extension would be constructed against the side elevation of No.2 and therefore positioned further away from the shared boundary than the existing rear elevation of No.2. As such, there would be no increase in overlooking than is currently experienced and there would be no impact in relation to overbearing or loss of light.

It should also be noted that neighbouring properties were consulted, and no letters of objection were received.

In relation to matters of visual impact, the proposed extension would be sited to the side of the dwelling, set back by 0.4m from the principal elevation of the existing house and is approximately two-thirds of the width of the dwelling's principal elevation, and the windows to be inserted in to the front elevation would match the size, scale and character of those used in the existing dwelling. It is noted that the windows to be used in the rear elevation of the extension are not traditional in size and scale, however, the rear elevation would not be visible from the public realm. The proposed extension would be subservient to the original dwelling and the fenestration in the front elevation would result in a development that is acceptable in terms of scale, character, appearance and would not detract from the application property or the wider setting.

In respect of flood risk, the proposed extension would be located within Flood Zones 2 and 3 Rivers and the proposed extension would have a floor area of approximately 37m². Given the small-scale nature of the proposal and the advice contained in TAN15, an advisory note regarding risk of flooding and can be attached to the notice of consent should planning permission be granted.

In respect of ecology, it is noted that the property could be subject of significant alteration without the benefit of planning permission, and this could include a replacement roof. It is considered in this instance that given the location and nature of the proposed works it is not proportionate or necessary to require the applicant carryout ecological work such as a Preliminary Roost Assessment. Given the scale and nature of the development, a condition can be used to secure the proposed biodiversity enhancement.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Likewise, given the nature of

development and that the extension would be built on an area of amenity grass, a GIS this would not be deemed a reasonable requirement in this instance. Notwithstanding this, ecological enhancements would be requested and controlled by condition, which would provide additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

It is also considered that an informative should be attached to any permission informing the applicants of their responsibility when undertaking works in relation to European Protected Species and birds.

Conclusion

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Having regard to the policy context above, the proposal is acceptable, and the following recommendation is made:

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

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plan:

Drawing Title: Proposed plans and elevations, Drawing No: GA 001, Rev B, Received on 9 June 2025.

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

3. **Prior to the development hereby approved coming into beneficial use** the bat box shall be provided in accordance with approved plan Drawing Title: Proposed plans and elevations, Drawing No: GA 001, Rev B. The bat box shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence. All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

3. The application site lies entirely within Flood Zones 2 and 3 Rivers as defined by the Flood Map for Planning referred to in Technical Advice Note 15: Development, Flooding and Coastal Erosion (March 2025). As such the developer is advised of the flood risk to the current/future occupiers of the property and is advised to consider incorporating flood resistance/resilience measures into the refurbishment works and making provisions for flood warning and emergency access/egress.

Flood resistance/resilience measures that could be incorporated into the development include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels. Appropriate measures and advice is set out in the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', which is available at

<https://www.gov.uk/government/publications/improving-the-flood-resistance-of-domestic-and-small-business-properties-interim-guidance> and information from CIRIA (www.ciria.org/flooding). Additional guidance can be found <https://www.gov.uk/prepare-for-flooding/future-flooding>. Further advice can be found on the Natural Resources Wales website.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 01.07.2025