

INTERNAL MEMORANDUM

Your Ref.: P/25/0341

Our Ref.: 25/0341

To: Town Planning – Development Control

FAO: Kate Glover

From: Engineering and Highways – Highway Development Control

Please ask for: Liam Davies

Date: 14/01/2026

**OBSERVATIONS BY THE ENGINEERING AND HIGHWAYS DIVISION IN RESPECT OF DEVELOPMENT
AFFECTING EXISTING OR PROPOSED PUBLICLY MAINTAINED HIGHWAY**

PROPOSED DEVELOPMENT

The proposed application is for a single storey rear extension, conversion of garage to residential accommodation and additional parking space at front of property

LOCATION

4, Clos Pencae, Penyard, Merthyr Tydfil, CF47 0JH

PLANNING HISTORY

P/08/0152 - Construction of 54 residential units in lieu of the 48 units previously approved at Plots 54 - 58, 76 - 87, 91 - 120 & 125 – **Approved**

P/06/0077 - Mixed-use scheme of 39 acres to include residential and education uses - **Approved**

P/06/0170 - Residential development comprising 228 residential units - **Approved**

HIGHWAY ASSESSMENT

REVIEWED DOCUMENTS AND PLANS

Document Name	Document/Drawing Number	Date
Existing Plans, Elevations & Sections	PENCAE 4 FP 01	December 2025
Proposed Plans, Elevations & Sections	PENCAE 4 FP 02	December 2025

Proposed Access Arrangement including Visibility

Vehicles accessing the existing/proposed driveway will do so via Clos Pencae, which is adopted highway and restricted to 20mph

Parking Provision

From the submitted plan, **PENCAE 4 FP 01**, it shows that the existing garage is 5.2m x 2.7m therefore this cannot be classified as a parking space for vehicles as the minimum dimensions for a garage is 6.0m x 3.0m. Only the driveway to the front of the garage can be classed as parking, therefore, there is only 1no space associated with the existing dwelling. As only a ground floor plan has been submitted as part of the application, the highway authority cannot confirm if there is an under-provision of vehicle parking for the existing dwelling.

The proposed application includes the extension to the existing driveway to allow for 2no parking spaces. After reviewing the submitted plan, **PENCAE 4 FP 01**, the driveway would not be wide enough to allow for two vehicles to park and allow a suitable area for pedestrians to manoeuvre. Additionally, as there is already on street parking, this restricts the manoeuvring area for vehicles to enter and exit is a suitable manor, hence why the highway authority require a minimum of 6m in width for the proposed driveway. As this cannot be achieved the proposed extension to the driveway is unacceptable.

Although the proposed double driveway is not acceptable, the highway authority have no concerns over the conversion of the garage, as the garage cannot be classed as a vehicular space due to its size, therefore the status quo remains the same (1o space available for vehicle parking) and is acceptable.

Active Travel / Sustainability

There is a good footway link to the front entrance of the building, the footways within the surrounding area are approximately 2.0m at the narrowest point, these existing conditions and are deemed acceptable.

Pedestrians are able to access the proposed development via the local public transport network as there are 2no bus stops within approximately 300m of the site

Accident Data

Accident Data has been interrogated and it concludes that there has been no accidents recorded along Clos Pencae, in the last five years. Indeed, there appears to be no local cluster areas within the search area.

SAB

All proposals for surface water drainage must meet adhere to Welsh Governments "Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems". Approval of surface water drainage proposals must be sought from

MTCBC SAB prior to commencement on site. The applicant is advised to see advice as soon as possible

RECOMMENDATION

Highway objection is raised for the following reason(s):

The proposed double driveway is too narrow to allow for two vehicles to park next to each and allow enough space for pedestrian movement. Additionally, as the proposed driveway is too narrow the manoeuvring area for vehicles entering and exiting is impeded.

NOTES

If the driveway is to remain as a single driveway (as per the existing conditions) then there would be no recommendation for objection to the application from the highway authority.

A handwritten signature in black ink, appearing to read 'C. Morris', with a stylized flourish at the end.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways