

DELEGATED REPORT

Application No:	P/24/0047
Site Address:	4 Graig Close Abercanaid Merthyr Tydfil CF48 1RA
Development:	Retention of raised decking, gabion baskets and garden shed
Case Officer:	Rebecca Owens
Site Visit:	8th March 2024
Application Expiry Date:	1st May 2024
Consultation reply date expired:	26th December 2025

APPLICATION SITE

The application relates to a detached dwelling located in a cul-de-sac in a mainly residential area within the settlement boundary. The site is bound by other dwellings on either side, a highway to the front and a wooded area to the rear which is protected by a Tree Preservation Order.

PROPOSED DEVELOPMENT

Full planning permission is sought for the retention of raised decking, gabion baskets and a garden shed.

The garden shed has been erected on the lower garden level. This has a rectangular footprint 4.3m by 3.1m and flat roof with a height of 2.55m.

The raised decking has been erected over what was originally a lower garden level. This has created a larger area at the same height as the high garden level (which has been paved over to create a patio around the side and rear of the dwelling). The decking has a maximum depth of 8m a maximum width of 6.6m and maximum height of 2.77m above ground level.

A further decked area has also been created in the north eastern corner of the site on the lower garden area. This has a height of 0.4m above the original ground level.

Along a section of the north eastern boundary to the side of the dwelling, the land originally sloped down towards the boundary. Gabion baskets have been placed above the existing boundary wall for a length of 8m and at height of 1m to level out this slope.

A close boarded fence has also been erected along the north eastern boundary at the higher garden level which runs along the side of the patio and raised decking. This reaches a maximum height of 1.25m.

In addition to the works already carried out, the plans include the installation of close boarded fencing above the existing lower level boundary wall along the north eastern boundary. This would cover the gabion baskets and enclose the area below the raised decking to create a more uniform boundary.

PLANNING HISTORY

There is no recent planning history which needs to be considered when determining this application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Head of Engineering and Highways	No objection
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Welsh Government Transport	No objection
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PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties and two site notices were 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) 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)

Local Planning Policies

Policy SW11: Sustainable design and place making of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The application site comprises of a dwelling with generous curtilage and large rear garden. Given that the developments have been undertaken to the rear of the property they are not readily visible from the front streetscene or indeed in public view. Notwithstanding this, from within the site, the reprofiling works, decking, patio and associated boundary treatments/balustrading are found to be of an acceptable appearance and do not appear incongruous. Similarly, the shed is of a typical scale and design that would be expected within a residential property. However, it is noted that when viewed from the garden adjoining the north eastern boundary (known as 1 Station Houses), the boundary is substantially elevated and comprises of walling, gabion baskets close boarded fencing and the void underneath the raised decking. This array of mismatched boundaries and the visible gap between the existing boundary wall and raised decking with balustrading above has created a boundary which is both incongruous and unattractive and it is considered that in its current form it harms the visual amenity of the adjoining property of 1 Station House. To overcome this issue the applicant is proposing to install close boarded fencing along the top of the boundary wall to the underside of the raised decking and across the front of the gabion baskets. This would create a more consistent and visually pleasing boundary and with this work it is considered that the development would be of an acceptable appearance. It is recommended that a condition is included on any permission to ensure that this work is undertaken. With the additional work secured via condition the development would be of an acceptable design and scale and in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the development on the residential amenities of the neighbouring occupants. In this respect it is noted that the development has taken place hard on the boundary with 1 Station Houses which occupies a lower level to the application site. It is recognised that the development has resulted in the boundary between the two properties being increased in height which as a result on the boundary fencing on top of the higher garden level/decking has reached a maximum height of approximately 5m. This is a considerable height when viewed from the neighbouring garden but having regard to the generous proportions of the garden and noting that no objections have been received following the publicity exercise it is not on balance considered that the development has resulted in an overbearing impact to an extent that it would warrant the refusal of the application on such grounds. Similarly, it is not deemed that there is overshadowing or loss of light to any harmful degree. It is acknowledged that the works have created an elevated garden adjacent to the boundary with this property that has allowed for some overlooking down into their garden. However, it is noted that there would previously have been a level of intervisibility between the properties with existing higher level views from the application site into the garden of 1 Station Terrace. Thus once again having regard to this and noting the lack of any objection from the neighbouring occupants, it is on balance considered that the level of overlooking is not sufficiently harmful as to result in an unacceptable loss of privacy. The development is therefore deemed to be acceptable in terms of its impact on residential amenity and complying with Policy SW11 of the LDP.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement would be sought and secured by condition, which would contribute to the wider green

infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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.

Accordingly the following recommendation is made:

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

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

Drawing Title: Existing & Proposed Plans & Sections, Drawing Number: GRAIG 4 DECK 01B, Received 26 November 2025.

Drawing Title: Existing & Proposed Sections & Location Plan, Drawing Number: GRAIG 4 DECK 02C, Received 26 November 2025.

Drawing Title: Section as Built, Drawing Number: GRAIG 4 DECK 03, Received 13 January 2025.

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

2. **WITHIN 3 MONTHS** of the date of this decision, close boarded timber fencing shall be installed along the north eastern side of the development in accordance with drawing number GRAIG 4 DECK 02C, to cover gabion baskets and the void underneath the decking hereby approved.

Reason - In the interests of visual and residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

3. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 23.01.2026