

DELEGATED REPORT

Application No:	P/26/0162
Site Address:	20 Williams Terrace Treharris CF46 5HH
Development:	First floor rear extension
Case Officer:	Marlene Ferreira
Site Visit:	13th August 2026
Application Expiry Date:	9th September 2026
Consultation reply date expired:	20th August 2026

APPLICATION SITE

The application site relates to an end of terrace dwelling, 20 Williams Terrace, located in the area of Treharris. The property, which occupies a prominent corner plot and sits hard up to the front highway, has been extended to the rear by means of a single storey flat roof addition. The rear garden/patio area also benefits from a very small outbuilding, which appears to be shared with the neighbouring adjoining property. The property is not served by any on-site parking. Unrestricted on-street parking is provided along the highway to the front and side of the dwelling.

The property lies in a street of terraced dwellings, of a similar scale and design, many of which have also been extended to the rear by means of single and/or two storey additions and/or outbuildings.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a first-floor extension above part of the existing ground floor flat roof rear extension.

The first-floor extension would follow the footprint of the existing rear kitchen extension and would measure approximately 5.2 wide, 3.2m deep with a 6.8m ridge height. The extension, which would allow for the provision of a bathroom and bedroom at first floor, would be finished with concrete roof tiles, rendered elevations and UPVc windows.

PLANNING HISTORY

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

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining occupiers and a site notice was displayed in the immediate vicinity. No letters of representations have been received as a result of this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: The National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposal, in terms of its siting, design and scale, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the street scene. The impact upon residential amenity and ecology are also important considerations.

Character and Appearance

The proposed first floor extension would be located to the rear of the dwelling. Given the property's corner position, the proposed extension would be visible and appear prominent when viewed along Penn Street. However, it would not be considered to disrupt the dwelling's character or appearance or that of the existing street scene, since it would be viewed amongst other existing single/two storey rear additions. Similarly, it would also appear prominent when viewed from the neighbouring gardens, however, as explained above, such extensions are already prevalent to the rear of the properties along this street and neighbouring streets. In addition, the extension, which would be set below the ridge

height of the original dwelling and which would be finished in matching materials, would be of a similar scale and appearance to other nearby two-storey rear projections.

The proposed development would therefore amount to a sympathetic form of development which would be in context with the character and appearance of the area and would accord with LDP Policy SW11.

Residential Amenity

The proposed first floor extension would site adjacent to 19 Williams Terrace and this is the neighbouring property most likely to be impacted by the proposed development.

It is noted that the adjoining property is not served by a two storey extension and as such, it is acknowledged that the proposed first floor addition at the application property, which would run alongside the boundary with this neighbouring property would be somewhat overbearing and cause some loss of light to their rear first floor windows. However, it should also be noted that the proposed extension's eaves height would only measure approximately 5.3 metres, which would then slope away from this neighbouring property with a maximum ridge height of 6.8 metres. Thus, any overbearing impact or loss of light would not be deemed significant. It is also recognised that the new rear first floor windows of the proposed extension would also result in some loss of privacy to this neighbouring garden, however, the extent of overlooking from the proposed windows when compared to the existing rear first floor window would not be considered significantly greater or more harmful. Indeed, as explained above, this relationship is very common within terraced streets. Thus, whilst the proposed extension would have some impact upon these neighbouring occupiers, it would not be considered to significantly detract from their privacy or amenities and would therefore not warrant the refusal of the application in this instance. Certainly, no letters of representation were received following the publicity exercise carried out.

The proposed development and its relationship with adjoining occupiers is therefore considered acceptable in this instance and would therefore accord with LDP Policy SW11.

Ecology

The Council's Ecologist has reviewed the application and requested that a Preliminary Roost Assessment (PRA) be submitted in support of the application. Given that the works are proposed on a residential property, where many developments can be undertaken without planning permission, the request for a PRA would be considered unreasonable in this instance. However, it is noted that a bird and bat box would be provided to the side of the property, as indicated on the proposed plans. These enhancement works would be in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' and would therefore be welcomed.

It is noted 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 would also be deemed to be disproportionate and unreasonable. Notwithstanding this, biodiversity enhancements in the form of a bird and a bat box would be erected to the side of the property (as noted above), which would contribute to the wider green infrastructure objectives. The proposed development would therefore be considered acceptable and would accord with LDP Policy EnW1.

CONCLUSION

The proposed development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, 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 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 plans and documents:

- Proposed Plans, Drawing No: 1217.02, received: 15th July 2026.

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

3. **Prior to the occupation/beneficial use of the extension** hereby approved, the enhancement measures proposed, as shown on the approved plans, shall be implemented and shall be retained thereafter in perpetuity.

Reason - To protect the natural environment and important habitat in accordance with Policy EnW1 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 04.09.2026