

# DELEGATED REPORT

|                                         |                                                                                    |
|-----------------------------------------|------------------------------------------------------------------------------------|
| <b>Application No:</b>                  | <b>P/25/0311</b>                                                                   |
| <b>Site Address:</b>                    | <b>16 Heol Y Glyn<br/>Treharris<br/>CF46 5RX</b>                                   |
| <b>Development:</b>                     | <b>Single storey extension to rear and first floor side extension above garage</b> |
| <b>Case Officer:</b>                    | <b>Marlene Ferreira</b>                                                            |
| <b>Site Visit:</b>                      | <b>4th December 2025</b>                                                           |
| <b>Application Expiry Date:</b>         | <b>19th January 2026</b>                                                           |
| <b>Consultation reply date expired:</b> | <b>17th December 2025</b>                                                          |

## APPLICATION SITE

The application site relates to a detached dwelling, 16 Heol y Glyn, located in the area of Treharris. The dwelling, which is elevated above the front highway, is served by a front sloping garden area and an enclosed private rear garden area, set over different levels. On-site parking provision is also provided by means of an existing hardstanding to the front of the dwelling.

The dwelling which is situated amongst other detached properties, of varying scales and designs, forms part of a varied street scene.

## PROPOSED DEVELOPMENT

This application seeks planning permission to construct a first-floor extension to the side of the property and a rear single storey extension to the rear of the property.

The first floor extension, which would be located above the converted garage, would measure approximately 3.2m wide, 7.35m deep, with a 6.8m ridge height. The rear extension would measure approximately 8.2m wide, 3.5m deep with a 3.7m ridge height. Combined, the proposed extensions, which would be finished with concrete roof tiles, rendered elevations and UPVc windows, would provide a large kitchen/dining area at ground floor and an enlarged third floor bedroom, with en-suite and wardrobe at first floor.

## PLANNING HISTORY

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

## 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. No letters of representation were received following 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 proposed extensions in terms of their siting, scale and design, would be an acceptable form of development with regards to their 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

With regards to the proposed first floor extension, this would be sited to the side of the property, above the former garage, as mentioned earlier, and would be flush with the front

facade of the dwelling. Generally, in accordance with the SPG, extensions are required to be set back from the dwelling's primary elevation. In this instance however, it should be noted that first floor of the original dwelling does not project as far as the ground floor. Thus, whilst the first-floor extension would meet the depth of the dwelling at first floor, and would therefore be flush with the dwelling's first floor front elevation, it would still appear subordinate when viewed in context with the original property. Furthermore, the ridge height of the first-floor extension would be set below that of the existing dwelling. Thus, it's overall scale would therefore appear proportionate. Its scale and design combined with its overall matching material finishes, would ensure that the proposed first floor addition results in a sympathetic alteration, in context with the existing property. Indeed, there are other nearby properties finished in a mix of render and brickwork and the proposed finishes would therefore complement the existing property and would be fitting to the varied character of the street.

The rear extension has also been considered acceptable. Whilst this extension, by virtue of its discrete location, would remain screened when viewing the dwelling within the front street scene, its overall scale, height and material finishes would result in an appropriate addition which would be sympathetic to the appearance of the dwelling.

The proposed extensions would therefore amount to an acceptable form of development within this context and would not be considered to detract from the character or appearance of the existing dwelling or wider street scene. As such, it would accord with LDP Policy SW11.

### Residential Amenity

The existing dwelling is sited between 14 Heol y Glyn, located to the east, and 18 Heol y Glyn located to the west, and these are the neighbouring properties most likely to be impacted by this proposal. Whilst it is noted that the application property also adjoins the boundary with 3 Heather Court, to the rear (south), this neighbouring property is located on a significantly higher level. As such, the proposed single storey rear extension would not have any adverse impact upon these neighbouring occupiers.

With regards to 18 Heol y Glyn, it is noted that the proposed first floor extension, would extend to the full depth of the original dwelling (first floor) and would sit between 0.2 and 2m from the dividing boundary. As such, it is recognised that it would have a close relationship with this neighbouring dwelling. However, it should also be noted that the first floor extension would run adjacent to the side elevation of this neighbouring property, which is set back from the dividing boundary, sits at a slight angle to the boundary line and is elevated above the application dwelling (due to the topography of the neighbouring property). Thus, the proposed first floor extension would sit adjacent to existing built development on higher ground level and would therefore not be considered to have any significant overbearing impact upon this neighbouring property. Although it is acknowledged that there would be some loss of light to the single side facing ground floor window, the loss of light would not be deemed significantly harmful to warrant the refusal of the application. Furthermore, the proposed first floor extension would not be served by any side facing windows and would prevent any direct overlooking into the rear garden of this neighbouring dwelling.

With regards to the rear extension, given its single storey height, overall scale, distance from the dividing boundaries, and the difference in ground levels between the application dwelling and neighbouring properties, it would not be considered to give rise to any

significant overbearing, loss of light or loss of privacy to the neighbouring properties either side (14 and 18 Heol y Glyn).

The relationship between the proposed extensions and the existing adjoining properties would be considered acceptable and as such, would accord with LDP Policy SW11.

### Ecology

The proposed development was considered by the Council's Ecologist and it was requested that a Preliminary Roost Assessment (PRA) for bats and nesting birds 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, 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 also noted, under chapter 6 of Planning Policy Wales (edition 12) that applications should be supported by Green Infrastructure Statements (GIS). However, due to the scale and nature of the development, the submission of a GIS would be deemed disproportionate and unreasonable. Notwithstanding this, ecological enhancements would be provided (as referred to above) which would contribute to the wider green infrastructure objectives. Thus, the proposed development would therefore be considered acceptable and accord with LDP Policy EnW1.

### CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and would comply with the relevant policies and guidance.

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 Ground Floor plan, Drawing Number HYG-02, received 24.11.2025;
- Proposed First Floor plan, Drawing Number HYG-03, received 24.11.2025;
- Proposed Elevations, Drawing Number HYG-04, received 24.11.2025;
- Proposed Site plan, Drawing Number HYG-06, received 24.11.2025.

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

3. Prior to the beneficial use of the extensions hereby approved, the enhancement measures proposed, as annotated in the submitted plans (Proposed Elevations, Drawing Number HYG-04, received 24.11.2025), 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 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: 14.01.2026**