

DELEGATED REPORT

Application No:	P/25/0212
Site Address:	48 Barrack Row Dowlais Merthyr Tydfil CF48 3NF
Development:	Two storey rear extension with re-profiling of rear garden & alterations
Case Officer:	Kate Glover
Site Visit:	19th August 2025
Application Expiry Date:	23rd September 2025
Consultation reply date expired:	20th August 2025

APPLICATION SITE

The application site is mid-terrace property that is located Barrack Row, Dowlais. At the rear of the dwelling is a single storey extension and an enclosed garden, which contains a small lean-to outbuilding and the external materials of the dwelling are rendered and pebble dash elevations, composite tiles and window frames and doors.

It is noted that a neighbouring property, No.49 Barrack Row has the benefit of a 2 storey, gable style rear extension and No. 47 has a single storey rear extension. The topography of the area is such that the ground level rises up towards the rear boundaries of the application site and the neighbouring properties.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks full permission to demolish the rear extension and construct a new 2 storey, gable style rear extension and engineering work to level the ground for the extension and an area of the rear garden.

The new extension would measure approximately 4.57m deep, 5.76m wide, 4.46m to eaves level and 6.6m to ridge height. The proposed extension would provide a kitchen and at first floor level, a bedroom and bathroom. Windows would be inserted in the rear elevation of the proposed extension. To retain the ground of garden adjacent to the levelled garden, a wall measuring approximately 0.89m high would be constructed.

The proposed materials are listed as elevations to match the existing, concrete tiles to match existing, and uPVC windows, doors, facias and rainwater goods.

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 & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties.

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) (PPW)

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is TAN 24: The Historic Environment (May 2017)

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 5, Nature and Development
- Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

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

As noted above the site is located within the settlement boundary and within the residential curtilage of No. 48 Barrack row, thus the proposal meets with the requirements of LDP Policy SW4.

Turning to visual impact, including impact on the character and appearance of the conservation area. The scale and design of the proposal is typical of rear extensions and would not be detrimental to the visual qualities of the property or the wider area.

The plans include a list of existing and proposed external materials, and the existing roofing material is listed as concrete tiles, although it was noted during the site visit that composite tiles are used on the property. The use of concrete tiles or composite tiles on the property would not be detrimental to the character and appearance of the property or its setting, and it is noted that many properties in the area are roofed in either concrete or composite tiles and a few with slate. To ensure that only one type of tile is used on the property, a condition can be used to ensure the external materials of the extension match the those used on the existing dwelling.

The existing property adjoins boundaries with No's 49 and 47 Barrack Row, which are the neighbouring properties and are most likely to be affected by this proposal.

The extension would be built hard on the boundaries of these properties and project by approximately 4.57m, would be approximately 6.6m high and no windows are proposed to be inserted into either of the side elevations. The rear extensions of these neighbouring properties are noted above, and the proposed extension would not project any further than these neighbours' extensions, and as no windows would be inserted into the side elevations, the proposal would not result in an overbearing form of development, nor would it cause any loss of light or significant loss of privacy of No's.49 or 47.

The planning Ecologist has suggested that a Preliminary Roost Assessment (PRA) should be undertaken to assess potential adverse impacts on protected species and habitats. However, it is noted that the property is in an urban location and the property and outbuilding 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 a PRA. However, an informative should be attached to any consent to inform the applicant of their responsibility when undertaking works in relation to European Protected Species and birds.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Given the scale and nature of development, a GIS 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.

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 considered to be 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, Drawing No: BARRACKS ROW 48 FP 01A, received on the 11 August 2025

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

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **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 County Borough Council Replacement Development Plan (2016-2031).

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: 22.09.2025