

DELEGATED REPORT

Application No:	P/25/0295
Site Address:	12 Tramroadside Treharris CF46 5EF
Development:	Side and rear extension
Case Officer:	Marlene Ferreira
Site Visit:	19th November 2025
Application Expiry Date:	6th January 2026
Consultation reply date expired:	4th December 2025

APPLICATION SITE

The application site relates to a detached dwelling, 12 Tramroadside, in the area of Treharris. The bungalow property, which has a south facing front elevation, appears to be located within a relatively spacious site, which slopes down from the adopted highway (to the west) to the River Taff (to the east). The property is located outside the settlement boundary and therefore lies within the open countryside. It is also recognised as a Special Landscape Area (Pontygwaith), and given it's proximity to the River Taff, the property also falls within a flood area (Flood Zone 2 - Rivers).

The dwelling lies in a relatively isolated location, being sited in close proximity to only one other property, a detached two-storey dwelling.

PROPOSED DEVELOPMENT

This application seeks planning permission for an extension to the side and rear of the dwelling.

The side extension would measure 4.5m wide and 11.5m deep, and the rear extension would measure 8m wide and 3.5m deep, both of which would have a 6.1m ridge height. The 'L' shaped extension would provide a large kitchen/dining/living area to serve the property.

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 under 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 within the vicinity of the site. 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 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 extension, in terms of its siting, scale and design, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the wider area. The impact upon residential amenity, ecology and highway safety are also important considerations.

Character and Appearance

The proposed development, as discussed above, includes a side and rear extension to the existing dwelling. Whilst it is appreciated that the extension is substantial in size, it remains a single storey development located to the western (side) and northern (rear) elevations of the property. Due to the dwelling's orientation, it would be located away from the primary street scene. Nevertheless, the 'L' shaped extension would be of an appropriate scale and its 6.1m ridge height would not exceed that of the original dwelling. Furthermore, the front

and rear projections, given their lower ridge height, would continue to appear subordinate to the original property. In addition, a condition would be added, as part of any permission granted, to ensure that its material finishes match those of the existing dwelling.

The proposed extension would therefore amount to a sympathetic and proportionate addition, which would not be deemed to dominate the existing dwelling or significantly detract from its existing character or appearance. In addition, it would not have an adverse impact on the character or appearance of the existing street scene, countryside location or Special Landscape Area, and would accord with LDP Policy SW11.

Residential Amenity

The existing dwelling adjoins the boundary with 1 Mill Terrace, and this is the neighbouring property most likely to be impacted by the proposed development.

It should be noted however that the application dwelling, as described above, is a bungalow property with a maximum ridge height of 6.1m, which is located over 8 metres from the dividing boundary (as its closest point) with this neighbouring property. Thus, the proposed side and rear extension would not be deemed to have any overbearing or loss of light impact upon these adjoining occupiers. Whilst it is recognised that in association with the proposed extension a new window would be added to its front elevation, which fronts this neighbouring dwelling (located to the south), it is also noted that this neighbouring property is free of any side facing windows, and the existing front window and new front window would continue to face the neighbouring dwelling's two-storey blank gable end wall. As such, the proposed extension would not result in any significant loss of privacy to the amenities of these neighbouring occupiers.

The relationship between the application dwelling and the neighbouring dwelling is therefore considered acceptable. In this regard, it should be noted that no letters of representation have been received. As such, the proposal 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) of the onsite buildings, 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, enhancement works in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' would be requested by a suitably worded condition, which could be added to any planning permission granted.

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 (to be requested by condition) which would contribute to the wider green infrastructure objectives. Thus, the proposed development would therefore be considered acceptable and accord with LDP Policy EnW1.

Parking and Highway Safety

The proposed development, as noted previously, includes the provision of a kitchen/dining/living extension. Indeed, this proposal does not seek to provide any additional bedrooms. Thus, the parking requirements of the property remains unchanged and as existing. The proposed development is therefore not considered to have any adverse impact upon highway or pedestrian safety and would accord with LDP Policy SW11.

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 front and rear elevations, received: 16th February 2026;
- Proposed side elevation 1, received: 16th February 2026;
- Proposed side elevation 2, received: 16th February 2026;

Reason -To ensure compliance with the approved plans 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, to include 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.

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: 12.03.2026