

DELEGATED REPORT

Application No:	P/25/0291
Site Address:	23A Gethin Street Abercanaid Merthyr Tydfil CF48 1PX
Development:	Two storey rear extension
Case Officer:	Marlene Ferreira
Site Visit:	4th December 2025
Application Expiry Date:	30th December 2025
Consultation reply date expired:	3rd December 2025

APPLICATION SITE

The application site relates to a mid-terraced dwelling, 23a Gethin Place, in the area of Abercanaid. The property is served by a private rear garden area, set over two levels, which abuts an adopted lane that runs along the rear of the property. The application dwelling, like others along this street, is not served by any on-site parking provision. However, on-street parking is available to the front of the property.

The property is situated amongst other terraced properties, of a similar appearance and scale, all of which, including the application site, have been extended by means of single and/or two-storey rear extensions.

PROPOSED DEVELOPMENT

This application seeks planning permission to demolish the existing single storey rear extension and construct a two-storey rear extension.

The extension would measure approximately 5.1m wide, 5.5m deep, with a 6.4m ridge height (6.7m ridge height including raised patio level). It would provide a kitchen/dining area at ground floor and an extended 3rd floor bedroom with en-suite at first floor. It would be finished with rendered elevations, concrete roof tiles and UPVc windows.

PLANNING HISTORY

The following planning history is relevant to this property:

P/01/0205 – Part single storey, part two-storey rear extension – Approved: 29th June 2001

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 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 proposed two storey extension, 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 two storey extension would be sited to the rear of the dwelling. As such, it would not be viewed from the dwelling's primary frontage and would therefore not disturb the character and appearance of the front terraced street scene.

The extension, which would project to the full width of the rear elevation, would be set down from the ridge height of the original dwelling. In addition, it would be finished with matching materials to the existing dwelling. Thus, the proposal would amount to a

proportionate and sympathetic addition and would therefore be acceptable. Indeed, the extension would sit amongst other single storey and two-storey extensions already existing to the rear of neighbouring properties, and as such would be in keeping with the character and appearance of the rear street scene.

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

Residential Amenity

The proposed rear extension, as referred to above, would be sited immediately adjacent to the dividing boundaries with 24a Gethin Street, located to the southeast, and 22a Gethin Street, located to the northwest, and these are the neighbouring properties most likely to be impacted by this proposal.

With regards to 24a Gethin Street, it is noted that the proposed extension would run alongside the boundary with this neighbouring dwelling and would project 5.5m from the rear of the property. The depth of the proposed extension would be approximately 1.8m less than the existing single storey rear extension located to the rear of this neighbouring property. Whilst it is acknowledged that the proposed extension would be two-storey in height, its ridge height would not exceed 6.7m and its eaves height would not exceed 5.1m (including the raised ground level). In addition, due to its pitched roof design, it would be sloping away from this neighbouring property. Thus, it would not be considered to have a significant overbearing impact upon this neighbouring dwelling. Although it is recognised that the new two-storey extension would cause some loss of light to the rear and side facing windows of this neighbouring property, as well as its rear garden area, combined with the orientation of the neighbouring dwelling (which is located to the southeast), this would not be considered significantly harmful and would therefore not warrant the refusal of the application. Indeed, two-storey extensions are a frequent form of development along this street and similar relationships are already prevalent in the rear street scene. In this respect, it should also be noted, as discussed earlier, that no letters of objection have been received from nearby occupiers in respect of this proposal. Furthermore, no side facing windows are proposed which would prevent any direct overlooking into the private amenity area of these neighbouring occupiers.

In respect of 22a Gethin Street, the impact from the proposed extension upon this property has also been considered acceptable. The proposed extension would also run alongside the boundary with this neighbouring property and would adjoin the side elevation of their existing single storey extension, which has the same depth as the two-storey extension hereby proposed. This existing neighbouring extension, combined with the eaves height, ridge height and sloping roof design of the proposed extension, would ensure that this proposal would not have a significant overbearing impact upon this neighbouring dwelling. Whilst it is acknowledged that some loss of light would also result to the rear windows of this neighbouring dwelling and its rear garden, the loss of light impact would not be deemed significant in this instance. Indeed, as discussed above, this arrangement/relationship is frequently found to the rear of properties along this street. In addition, it should also be noted that the proposed extension is free of any side facing windows and as such, would safeguard the privacy of these adjoining occupiers.

The proposed two storey extension would be considered to have an acceptable relationship with the adjoining properties 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 box would be installed on the rear gable elevation and shrub planting would be provided within the elevated part of the rear garden, 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, a GIS has been submitted with the application. The document recommends the installation of a bird box and the inclusion of shrub planting, as shown in the plans (and mentioned above). The proposed ecological enhancements would contribute to the wider green infrastructure objectives. Thus, the proposed development would 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:

- Site Plan as Proposed Drawing Number P845 L003, received: 4th November 2025;
- Section as Proposed Drawing Number P845 L212, received: 4th November 2025;
- Floor Plans as Proposed Drawing Number P845 L200, received: 4th November 2025;
- Elevations as Proposed Drawing Number P845 L210, received: 4th November 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 two-storey extension hereby approved, the enhancement measures proposed, as annotated in the submitted plans ('Elevations as Proposed, Drawing Number P845 L210', received: 4th November 2025, and 'Floor Plans as Proposed, Drawing Number P845 L200', received: 4th November 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: 19.12.2025