

DELEGATED REPORT

Application No:	P/25/0297
Site Address:	11 Thornbury Close Swansea Road Merthyr Tydfil CF48 1HP
Development:	Erect single storey rear extension, alter and enlarge the existing garage, and associated re-profiling works.
Case Officer:	Marlene Ferreira
Site Visit:	11th December 2025
Application Expiry Date:	18th March 2026
Consultation reply date expired:	4th December 2025

APPLICATION SITE

The application site relates to a detached dwelling, 11 Thornbury Close, located in a cul-de-sac street in the Swansea Road area. It is elevated above the front highway (Thornbury Close) and accessed via an array of steps, since the site slopes down from the rear (west) to the front (east). On-site parking is provided by means of a front driveway, which also runs along the side of the property. A garage also exists within the rear garden, which is accessed off the rear lane, and serves the parking requirements of the dwelling.

The dwelling lies in a street mainly made up of detached bungalow and dormer bungalow properties, some of which have been extended to the front and/or rear. Garage extensions are also frequently found to the front or rear of these properties.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a rear extension and enlarge and alter the existing garage.

The rear extension, which would replace the existing conservatory and utility room (both of which would be demolished), would measure 5.3m wide, 4.1m deep, with 4.3m ridge height and would provide a lounge, utility room and a WC. The existing flat roof garage would be widened from 4.1m to 4.6m. A new pitched roof would be constructed with a 3.95m ridge height. Internally, the ground level of the garage would be raised approximately 0.3m to meet the level of the rear access lane.

The existing shed at the rear of the property would also be demolished and the ground formerly occupying this structure would be made good. These works however would not

require planning permission and as such, have not been considered under the assessment of this application. It is also acknowledged that the enlargement of the garage would result in a reduction to the area of decking adjacent to the garage. Likewise, the partial removal or complete removal of the decked area would not require planning permission, and as such, would not be assessed under this application.

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 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 works, 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, ecology and highway safety are also important considerations.

Character and Appearance

The proposed development, as discussed above, includes a rear extension and alterations to the existing garage. With regards to the proposed rear extension, this would relate to a single storey development, of a proportionate scale, and adequate ridge height which would sit below the original height of the existing dwelling. Furthermore, it would be located to the rear of the property and largely screened from the primary street scene. 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. Thus, the rear extension would amount to a discrete and sympathetic form of development, which would not detract from the character or appearance of the dwelling. Indeed, the extension would appear visually more attractive than the existing rear conservatory and utility room.

In respect of the garage alterations, it is recognised that the garage would be made larger and would extend to a greater height. However, the additional width of approximately 0.5m would appear almost unnoticeable, and the addition of a pitched roof, although clearly a prominent alteration, would replace an existing flat roof and would therefore be welcomed. The pitched roof design would also match that of the neighbouring garage (at 10 Thornbury Close) and appear in context and sympathetic to the character and appearance of the existing rear street scene. Indeed, the alterations to the existing garage would not be deemed to dominate the dwelling or detract from its existing character or appearance or that of the wider area.

The proposed rear extension and garage alterations are therefore considered acceptable and would accord with LDP Policy SW11.

Residential Amenity

The existing dwelling adjoins the boundary with 10 Thornbury Close to the southeast and 12 Thornbury Close to the northwest, and these are the neighbouring properties most likely to be impacted by the proposed development.

In respect of 10 Thornbury Close, the proposed rear extension, given its height, overall scale and 3 metre distance from the dividing boundary, would not be deemed to have any overbearing, loss of light or loss of privacy impact upon these adjoining occupiers. Likewise, the proposed garage alterations, which would lie immediately adjacent to, and resemble the existing garage on this neighbouring property's rear garden, would also be considered acceptable and would therefore not give rise to any adverse impact upon these adjoining occupiers.

Although the application property would also adjoin the boundary with 12 Thornbury Close, as explained above, the proposed works would relate to single storey developments, which would be located at least 10 metres from the dividing boundary with this neighbouring property. As such, these works would not be deemed to have any significant or adverse impact upon these adjoining occupiers.

The relationship between the application dwelling and the neighbouring dwellings 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 Ecological Appraisal (PEA) of the site to include 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 PEA and PRA would be considered unreasonable in this instance. However, it is noted that a sparrow box, hedgehog gate, wildflower area and bug hotel 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 mentioned 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.

Parking and Highway Safety

The proposed development, as noted previously, includes the provision of a rear extension and alterations to an existing garage. Indeed, the rear extension does not seek to provide any additional bedrooms and the dwelling continues to be served by a garage and a driveway area. Thus, the parking requirements and parking provision at the property remains unchanged. 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 Plans, Elevations & Sections Drawing No. Thornbury 11 FP 02B, received: 11th November 2025.

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. Prior to the beneficial use of the development hereby approved, the enhancement measures proposed, as annotated in the submitted plan (Proposed Plans, Elevations & Sections Drawing No. Thornbury 11 FP 02B, received: 11th 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: 13.03.2026