

DELEGATED REPORT

Application No:	P/25/0318
Site Address:	1 Wheatley Place Twynyrodyn Merthyr Tydfil CF47 0TA
Development:	Retention and completion of detached garage in garden
Case Officer:	Marlene Ferreira
Site Visit:	11th December 2025
Application Expiry Date:	19th January 2026
Consultation reply date expired:	18th December 2025

APPLICATION SITE

The application site relates to a semi-detached dwelling, 1 Wheatley Place, in the area of Twynyrodyn. The property, which is located on a relatively large corner plot, appears to have been recently renovated and extended to the front, side and rear. The property itself is located below the level of the front and side highways, whilst the side and part of the rear garden area is elevated above the ground level of the dwelling.

A new flat roof garage, which is yet to be completed, is located to the eastern side of the dwelling and substantially set back into the site. The garage is to be accessed by a driveway/access road, which appears to have been raised, is currently laid in gravel and is also yet to be completed. The garage and driveway seeks to provide on-site parking provision to serve the dwelling. Indeed, the property is now currently served by on-street parking only.

The property lies in a street of semi-detached dwellings of a similar scale, design and layout, and the character of the street scene therefore appears consistent.

PROPOSED DEVELOPMENT

This application seeks planning permission for the retention and completion of the garage.

As noted above a new garage has been constructed at the property. It has a flat rubber roof and measures 4.3m wide, 6m deep and 3m in height. It would comprise a steel roller shutter door, UPVc window and would be finished with rendered elevations. The garage

would be served by a new access/driveway off the front highway and combined with the garage, would provide on-site parking provision for 3 or more vehicles.

It is recognised that two storage containers have been shown on the existing and proposed plans forming part of this application. Whilst these containers are existing, they are unauthorised works, currently being investigated by the enforcement section, under enforcement case PE/23/0033. As such, it is important to acknowledge that these containers remain unauthorised and will not form part of the assessment or consideration of this application. Indeed, the description of the proposed development relating to this application, P/25/0318, clearly relates solely to the retention and completion of the garage (and associated driveway/access road).

It is also acknowledged that a new wall has been constructed on the perimeter of the site, which appears to be a retaining structure over 1 metre in height. This matter has also been referred to the enforcement section, since these works also appear to be unauthorised. As such, the boundary wall will not be considered under the assessment of this application, and the proposed works, as explained earlier, relates to the retention and completion of the garage (and associated driveway/access road) only.

PLANNING HISTORY

The following planning history relates to this site:

P/08/0156 – Erection of a dwelling – Refused: 31st July 2008

Reasons for refusal:

- 1. The proposed development would generate vehicular reversing movements to and from the highway, creating traffic hazards to the detriment of highway safety, contrary to Policy H3 of the Mid Glamorgan (Merthyr Tydfil County Borough) Replacement Structure Plan and Policy H2 of the Merthyr Tydfil Borough Local Plan.*
- 2. The proposed development, by reason of the elevated profile and prominent corner location of the application site, would give rise to the erection of a dwelling which would appear as a discordant and over-dominant feature, which would fail to respect the local established pattern of development and hence would detract from the character and visual amenities of the area generally, contrary to Policy H2 of the Merthyr Tydfil Local Plan.*

CONSULTATION

Head of Engineering and Highways

Concerns raised in respect of unauthorised works including new wall and dropped kerb. Further information was requested regarding level details of driveway/access, including

surface water, driveway materials, etc.

Ecology Officer

No objection. Enhancement works required.

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

Character and Appearance

The garage, which has been constructed to the east of the property, within the side garden area, is elevated above the dwelling and therefore visible from the front highway. However, it has been set back substantially from the front of the property, and combined with its proportionate scale, appropriate design and matching material finishes, would not

appear incongruous or unsightly when viewed in association with the existing dwelling. Although it is recognised that a pitched roof design may be more appropriate and appear more in context with the appearance of the dwelling, which also has a pitched roof, it would also make the garage appear more prominent when viewed within the street scene. Thus, a flat roof garden design is considered acceptable in this instance. Indeed, flat roof garage designs are also commonly found at residential properties.

With regards to the proposed driveway/access road, it is noted that limited details have been submitted in this respect. Although a break in the wall has been created, a dropped kerb has been laid and vehicles are currently accessing the site, the plans do not show these details. It also appears, as mentioned earlier, that part of the driveway has been raised (to meet the level of the highway). Thus, details of the proposed driveway/access road, will be requested by condition. However, it is considered that the provision of the driveway/access road would not have any significant or adverse impact upon the character or appearance of the existing dwelling or the wider area.

Thus, the proposed garage and associated driveway/access road would be considered an acceptable form of development within the garden of 1 Wheatley Place and would therefore accord with LDP Policy SW11.

Residential Amenity

The garage would be sited in close proximity to the dividing boundary with 3 Wheatley Place and this is the neighbouring dwelling most likely to be impacted by the proposed development.

The garage has been constructed approximately 1.7m (at its closest point), from the dividing boundary with this neighbouring property. The garage however, due to its flat roof design, would not exceed 3m in height. Thus, whilst this neighbouring dwelling is also located below the level of the front highway, the proposed garage, given its combined height and distance from the dividing boundary, would not be considered to appear significantly overbearing or cause substantial loss of light to this neighbouring dwelling. It is noted that the proposed rear garage window would be facing the garden of this neighbouring dwelling. However, this is a small window, which would be facing the side garden, and not the property's main private garden, which is located to the rear. Furthermore, this rear window could be conditioned to be installed with obscure glazing to further protect the private amenities of these adjoining occupiers. Nevertheless, it should be highlighted that part of the side garden can already be viewed in part by passer's-by from the front highway. As such, the provision of a rear window would not warrant the refusal of the application in this instance. In this respect it should be noted that no letters of representation, raising concerns or objections, have been received in respect of this proposal.

The proposed development would therefore not be deemed to have an overbearing, loss of light or loss of privacy impact upon nearby occupiers and would therefore accord with LDP Policy SW11.

Ecology

The proposed development has been considered by the Council's Ecologist, and given the nature of development proposed, no survey work has been requested. However, enhancement works in line with the Environment (Wales Act 2016) and Welsh

Government Circular 'Securing Biodiversity Enhancements' have been requested. In this respect, it should be noted that a bird and bat box would be provided, as indicated on the proposed plans, and these enhancement works 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 garage to the eastern part of the garden, set back from the front of the property. The garage would be served by a driveway/access road, as previously described. The Head of Engineering and Highways has not raised an objection, but has noted concerns regarding unauthorised works, such as the erection of a new boundary wall and a dropped kerb, and has also requested further information in respect of the driveway gradient, level/section details, management of surface water, surface materials of the driveway, etc. Thus, this information will therefore be requested by condition. Provided it is found to be satisfactory by the Engineering and the Highways Manager, the proposed development would therefore be acceptable. Indeed, the level/gradient of the driveway/access road, does not appear to be that different from that which previously existed and vehicles are currently using the driveway, as noted during the site visit. In the event that the driveway gradient or any other details are not acceptable, these can be amended during the consideration of a discharge of condition application.

The proposed garage and associated driveway/access road, subject to the submission of additional information, would therefore be considered an acceptable form of development which would not adversely impact upon highway or pedestrian safety and would therefore 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 be carried out in accordance with the following approved plans and documents (and relates solely to the garage building and associated driveway/access road, and no other buildings/structures whatsoever):

- Proposed Site Plan Drawing No. WP-02, received: 24th November 2026;
- Proposed Garage Plan & Elevations Drawing No. WP-04, received: 24th November 2026;
- Proposed Ecology Enhancements Drawing No. WP-05, received: 24th November 2026.

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

2. **Prior to the beneficial use of the garage** details of the construction of the driveway/access road (leading to the garage), to include details of the disposal of surface water, gradient levels/sections, visibility splays and surface material details (consolidated), shall be submitted to and approved in writing by the local planning authority. The driveway/access road shall be completed in accordance with the approved details prior to the beneficial use of the garage.

Reason - To ensure that the driveway/access road is satisfactorily laid out, in the interest of highway and pedestrian safety, to accord with LDP Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

3. Before the development hereby permitted is brought into use, the window at the rear elevation of the garage shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority. The window shall be permanently retained in that condition thereafter.

Reason - In the interest of residential 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 garage hereby approved, the enhancement measures proposed, as annotated in the submitted plans (Proposed Ecology Enhancements Drawing No. WP-05, received: 24th 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.

3. A drop kerb is required in association with the use of the proposed garage and has been provided. Please note that you are required to obtain permission for this aspect of the development, and the highways department should therefore be contacted on the details below;

Website : <https://www.merthyr.gov.uk/resident/parking-roads-and-travel/roads-footways-and-pavements/dropped-kerb/>

Email : Highways.CustomerCare@merthyr.gov.uk Tel no : 01685 727470 or 725000

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 13.03.2026