

DELEGATED REPORT

Application No:	P/25/0154
Site Address:	5 Cardiff Street Abercanaid Merthyr Tydfil CF48 1EX
Development:	Demolish rear single storey extension and construct two-storey rear extension
Case Officer:	Marlene Ferreira
Site Visit:	5th June 2025
Application Expiry Date:	23rd July 2025
Consultation reply date expired:	19th June 2025

APPLICATION SITE

The application site relates to a mid-terraced dwelling, located off Cardiff Street in the area of Abercanaid. The property lies in a street of terraced properties, of a similar appearance and scale, many of which, including the application site, have been extended by means of single and/or two-storey rear extensions. It is served by a relatively long rear garden area, which adjoins the lane that runs along the back of these properties. The property benefits from a detached garage, located at the end of the rear garden, which satisfies the parking requirements of the dwelling. Unrestricted on-street parking is also available along the front highway.

PROPOSED DEVELOPMENT

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

The extension would measure 6.3m wide, 4.35m deep and 6.3m high and would provide a kitchen/dining area at ground floor and a bedroom and a bathroom at first floor. It would be finished with rendered elevations, concrete roof tiles and UPVc windows.

PLANNING HISTORY

The Council's records indicate the following history for this property:

P/06/0247 – New pitched roof to existing garage – Approved: 22nd June 2006

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 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 terraced street scene.

The extension, which would extend just short of the full width of the rear elevation, would be set down from the ridge height of the original dwelling, and as such, would not dominate the rear roof slope. In addition, it would be finished with matching materials to the existing dwelling. As such, its scale and design would therefore be acceptable and would not detract from the character and appearance of the dwelling or the wider area. Indeed, the extension would sit between two two-storey rear extensions (one at 6 Cardiff

Street and one at 4 Cardiff Street) and would therefore be in keeping with the character and appearance of the rear street scene.

The proposal would therefore amount to a proportionate and sympathetic form of development which would be in context with the character and appearance of the existing dwelling and wider area. As such, it would accord with LDP Policy SW11.

Residential Amenity

The proposed rear extension, given its width, would be sited immediately adjacent to the dividing boundaries with 6 Cardiff Street, located to the east, and 4 Cardiff Street, located to the west, and these are the neighbouring properties most likely to be impacted by this proposal.

It is noted that the extension would project 4.35m from the rear of the property and would have a ridge height of 6.35m, however, as mentioned previously, it would be located amongst two-storey rear extensions which have a very similar depth to the extension hereby proposed. As such, the proposed development would not be considered to have any significant or adverse overbearing or loss of light impact upon these adjoining neighbouring properties. Furthermore, there are no side facing windows proposed in association with this rear extension, which would prevent any direct overlooking into the private amenity area of these neighbouring occupiers.

It should also be noted that no representations have been received from nearby occupiers in respect of this development. Thus, the relationship between the proposed rear extension and the neighbouring properties either side is therefore considered acceptable and 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 and bat box 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, a GIS was submitted with the application proposal which discussed the ecological enhancements proposed (as noted above), and which therefore 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:

- Drawing number: CS-02, Proposed Plans & Elevations, received 28th May 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 extension hereby approved, the proposed enhancement measures, as annotated on the Proposed Plans & Elevations (Drawing Number CS-02), 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: 14.07.2025