

DELEGATED REPORT

Application No:	P/26/0172
Site Address:	39 Maple Crescent Trefechan Merthyr Tydfil CF48 2EH
Development:	Engineering works to lower ground level to create patio area and enable the construction of a single storey rear extension and alterations
Case Officer:	Kate Glover
Site Visit:	4th August 2026
Application Expiry Date:	22nd September 2026
Consultation reply date expired:	20th August 2026

APPLICATION SITE

The application site comprises a semi-detached property with front and rear amenity/garden areas and off-road parking. The property benefits from a rear patio directly adjacent to the dwelling. The ground level in the rear garden is approximately 0.5m above the level of the dwelling and patio. External materials consist of rendered elevations, uPVC window and door frames, and a composite tile roof.

The property occupies a corner plot on the edge of a large residential estate.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a single storey extension against the rear elevation of the property. The proposed extension would sit along the entire width of the rear elevation of the property, with a smaller part of the rear elevation of the extension being set back. The set back portion would incorporate a small ground floor shower room, with the larger area providing a lounge. The proposed extension would incorporate a roof with a very slight pitch and an atrium style roof light would be provided for the lounge area. There would be no windows in the side elevations of the extension, in the rear elevation a small window would be incorporated serving the shower room and bifold patio doors would serve the lounge area.

The area of the extension which would accommodate the shower room would measure approximately 2.55m wide and protrude 1.49m from the rear elevation, and the area to provide the lounge would measure approximately 5.58m wide and protrude 3.96m. The

roof of the extension would measure approximately 2.80m at the highest point and 2.65m high at the lowest. From ground level, the atrium roof light would be approximately 3.34 m high

The external materials of the proposed extension would be rendered elevations, uPVC windows, doors and roof-goods, and a rubberised roof.

The proposal also includes provision of a new patio area which would replace the area to accommodate the proposed extension and provide a new patio. The ground at the rear of the property would be excavated towards the rear boundary by approximately 3.85m and a retaining wall measuring approximately 0.5m high would be erected.

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 as part of this application.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties and a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW12).

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4 - Sustainable Design
- Note 6 - A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to principle of development, impact on the residential amenities of neighbours, visual impact and ecology.

In terms of the principle of development, as noted above the site is located within the settlement boundary, and it would be located within the residential curtilage of 39 Maple Crescent. As such, the proposal meets with the requirements of Policy SW4.

In respect of potential impact on the residential amenities of neighbouring properties, the application site is positioned between 1 Rowan Rise and 38 Maple Crescent.

Turning to 38 Maple Crescent, this property is the other half of the semi-detached pair and is positioned to the southeast of the application site. The proposed extension would project alongside the boundary with this neighbouring property by approximately 3.96m and no windows would be inserted into the elevation facing this neighbouring property. This depth would not be substantial and the extension would measure approximately 2.8m at its highest point. Given the height and depth, the extension would have minimal impact on No. 38 and would not be significant in terms of overbearing, loss of light or loss of privacy in relation to this neighbouring dwelling.

Turning to 1 Rowan Rise, which is to the north of the application site, and the proposed extension would be located approximately 4.0m from the boundary of this neighbouring property. Due to its height, depth and location, the extension would have minimal impact on No. 1.

In respect of the proposed patio area, given the ground level of the existing amenity area would be lowered, there would be no change in the current levels of overlooking which may currently be experienced by the neighbouring properties.

It should also be noted that neighbouring properties were consulted, and no letters of representation were received. Accordingly, the proposal meets with the requirements of Policy SW11.

In relation to visual impact the proposed extension would be sited to the rear of the dwelling. The scale, character, appearance and proposed materials of the proposal do not detract from the application property or the wider setting. Whilst there are no details regarding the materials to be used for the patio area and associated retaining wall, the rear location of this development would not be visible from public vantage points and would not result in any change to the visual amenities of the wider area. The proposal meets with the requirements of Policy SW11.

The Planning Ecologist has not raised any objections to the proposal. As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Given that low ecological amenity grass would be

removed to accommodate the development and given the nature of development, a GIS would not be deemed a reasonable requirement in this instance.

In terms of biodiversity enhancement, the proposal incorporates an area of native wildflowers, a hedgehog gate and a bug hotel. These ecological enhancements can be controlled by condition, thus providing additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

As such, the proposal meets with the requirements of Policy EnW1.

CONCLUSION

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 plan:

Drawing Title: Existing and Proposed Plans, Elevations and Sections, Drawing No: MAPLE 39 01A, Received on 28 July 2026.

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

3. **Prior to the development hereby approved coming into beneficial use** the hedgehog gate and bug hotel shall be provided in accordance with approved plan Drawing Title: Existing and Proposed Plans, Elevations and Sections, Drawing No: MAPLE 39 01A. The hedgehog gate and bug hotel shall be maintained in accordance with the approved plan and document in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

4. **In the first planting season (March to May) after the development hereby approved coming into beneficial use**, the planting shall be provided in accordance with approved plan Drawing Title: Existing and Proposed Plans,

Elevations and Sections, Drawing No: MAPLE 39 01A. The scheme of planting shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

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 *G. Davies*

PP. Director of Neighbourhood Services

DATE: 2nd September 2026