

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012 (as amended)

REFUSAL OF PERMISSION

To: Ms Neli Miteva c/o Ms Grace Allin Draw The Line Design Ltd Parkdale View LLANTRISANT
CF72 8DT

WHEREAS you submitted an application on the 12th day of May 2026 to develop: 15 Bargoed Terrace Treharris
CF46 5RB short particulars of the application being as follows:-

Name of the Applicant

Description of Proposed Development

Ms Neli Miteva
4 Orchard Row
Trelewis
Treharris
CF46 6EJ

Conversion of ground floor to Bakery & Coffee Shop.
Conversion of first floor to self-contained two-bedroom flat
with new rear access stairway (Full)

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning Authority hereby **REFUSE TO PERMIT** the proposed development for the following reasons, namely:

- 1 The proposed rear staircases, by virtue of their scale, design, and multi-storey height, would constitute unsympathetic and overly dominant additions to the building. The cumulative visual clutter of the structures would introduce a discordant feature into a predominantly domestic context, failing to either preserve or enhance the character and appearance of the Treharris Conservation Area. As such, the proposal is contrary to Planning Policy Wales Edition 12 (February 2024), Technical Advice Note 12: Design (2016), Technical Advice Note 24: The Historic Environment (2026), and Policies SW11 and CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016-2031).
- 2 The application fails to provide necessary clarity regarding the works to the principal elevation of the building, where the ambiguous introduction of white uPVC windows to the upper-floor flats would constitute an unsympathetic and incongruous alteration to a traditional facade. The loss of traditional timber window proportions and materials would harm the architectural integrity of the principal elevation, failing to either preserve or enhance the character and appearance of the Treharris Conservation Area. As such, the proposal is contrary to Planning Policy Wales Edition 12 (February 2024), Technical Advice Note 12: Design (2016), Technical Advice Note 24: The Historic Environment (2026), and Policies SW11 and CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016-2031).

- 3 The proposed 3 storey external staircase, by virtue of its significant height, elevated position, and immediate proximity to the shared boundary, would result in an unneighbourly and unacceptable overbearing impact when viewed from the private rear amenity area of No. 14 Bargoed Terrace. Furthermore, the elevated vantage points afforded to users accessing the flat would introduce direct, intrusive, and unmitigated overlooking into the private amenity spaces of both Nos. 14 and 16 Bargoed Terrace. The development would severely undermine the domestic privacy and living conditions that the occupiers can reasonably expect to enjoy, contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016-2031).
- 4 The proposed upper covered platform and 3 storey staircase, by virtue of their elevated positioning relative to the local topography, would occupy a dominant position and directly overlooking the lower-lying residential properties to the south. The structure would result in an unacceptable level of direct overlooking, alongside an intrusive and permanent perception of overlooking, into the private garden areas of Nos. 29 and 30 John Street. The development would compromise the sense of domestic privacy and security of these neighbouring occupiers, contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016-2031).

Date: 2nd July 2026

Signed: 
(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

INFORMATIVES

1. The applicant is advised that any subsequent or revised planning submission must proactively address potential impact on nearby residential occupiers.

The Environmental Health Manager has indicated that operational controls would be required to prevent a public noise nuisance. Any future planning permission would be conditioned to restrict opening hours and commercial delivery times.

Furthermore, you are referred to the comments of the Environmental Health Manager regarding the requirement for commercial extraction, ventilation, or filtration equipment, having regard to the close proximity of neighbouring residential properties.

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he/she may appeal to Planning & Environment Decisions Wales in accordance with Section 78(i) of the Town and Country Planning Act 1990, within SIX MONTHS of the receipt of this Notice. (Appeals must be made on a form which is obtainable from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). Alternatively you can use the Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal. Planning & Environment Decisions Wales has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. Planning & Environment Decisions Wales is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by Planning & Environment Decisions Wales, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council in which the land is situated, a purchase notice requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by Planning & Environment Decisions Wales on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.