

DELEGATED REPORT

Application No:	P/25/0157
Site Address:	85 Gwladys Street Pant Merthyr Tydfil CF48 2AT
Development:	Rear garage extension
Case Officer:	Marlene Ferreira
Site Visit:	26th June 2025
Application Expiry Date:	25th July 2025
Consultation reply date expired:	24th June 2025

APPLICATION SITE

The application site relates to a two storey terraced dwelling, 85 Gwladys Street in the area of Pant. The property has been extended to the rear by means of a single storey extension. It also benefits from a pedestrian access off the adopted lane which runs along the back of the property. The dwelling is not served by any on-site parking provision.

The property lies in a street of terraced dwellings of a similar scale and design, many of which have also been extended to the rear by virtue of single and/or two storey rear extensions and/or garage extensions located immediately off the rear lane.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a garage to the rear of the property.

The garage, which would measure approximately 4.65m wide, 6.5m deep with a 3.9m ridge height and be positioned just off the rear lane, would be finished with rendered elevations, concrete roof tiles and a galvanised steel roller shutter door.

PLANNING HISTORY

The council's records do not show any other planning history for this property.

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 the adjoining occupiers and no letters of representation have been received.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

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's)

SPG Note 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposed garage, by virtue of its siting, scale and design, would be acceptable in respect of its impact upon the character and appearance of the area, residential amenity, ecology and highway safety.

Character and Appearance

The proposed garage would be located at the rear of the property and as such, it would not have any detrimental impact on the character and appearance of the dwelling when viewed within the primary street scene.

The garage, as a result of its modest scale, design and material finishes, would result in an acceptable addition. Indeed, it would be viewed amongst other existing garages located to the rear of neighbouring properties, and would therefore be in context with the immediate built environment. As such, it would not have any adverse impact on the

character and appearance of the rear street scene and would accord with LDP Policy SW11.

Residential Amenity

The proposed garage would sit immediately adjacent to the dividing boundaries with 87 Gwladys Street, located to the northeast and 83 Gwladys Street, located to the southwest and these are the properties most likely to be impacted by the proposed development.

The garage is a single storey structure. Whilst it would have a 3.9m ridge height, its eaves height would not exceed 2.4 metres. This height combined with its pitched roof design, where the highest part of the roof would be sloping away from each of these dividing boundaries, would prevent any significant overbearing impact upon these neighbouring properties or cause any significant loss of light to their rear garden areas. Indeed, garage extensions is a prevalent form of development to the rear of nearby neighbouring properties, and the impact which would result from this proposal, would be similar to that already experienced by other neighbouring properties along this street. Furthermore, the absence of any side facing windows would prevent any direct overlooking into their rear garden areas and would further safeguard the privacy and amenities of these neighbouring occupiers.

The relationship between the proposed garage and the neighbouring properties is therefore considered acceptable and would comply with LDP Policy SW11.

Ecology

The proposed development was considered by the Council's Ecologist and survey work has not been requested in support of this proposal. However, enhancement works in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' have been requested. In this instance, it is noted that a bird and bat box would be provided, as indicated on the proposed plans. 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 garage seeks to provide an on-site parking space to serve the parking requirements of the property. Like neighbouring existing garages, the proposed garage would be accessed off an adopted lane which runs along the back of the property. Thus, the proposed development would not be deemed to have any significant detrimental impact upon highway or pedestrian safety. It would therefore accord with LDP Policy SW11.

CONCLUSION

The proposed development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, 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 and elevations GA002 Rev A, received: 18th July 2025

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

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.

G. Davies

RECOMMENDATION ENDORSED

Director of Neighbourhood Services

PP

DATE: 18th July 2025