

DELEGATED REPORT

Application No: P/26/0171

Site Address: 1 Milbourne Close
Twynyrodyn
Merthyr Tydfil
CF47 0UH

Development: Two storey rear extension incorporating a rear dormer.

Case Officer: Rebecca Owens

Site Visit: 19th August 2026

Application Expiry Date: 22nd September 2026

Consultation reply date expired: 18th August 2026

APPLICATION SITE

The application relates to a semi-detached bungalow located within the settlement boundary. It is bound by a highway to the front, other dwellings to the sides and a lane to the north west. The garden of the property comprises a level area directly adjacent to the rear elevation and a higher garden terrace beyond this.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a two-storey rear extension which would incorporate an existing rear dormer. The proposed extension would project off the main rear elevation of the dwelling by 2.35m and would be 2.68m in width. However, at first floor level it would be set further back into the roof slope to join an existing dormer. As such, the extension would have a flat roof with a height of 5.48 which would link into the flat roof of the existing dormer. The extension would feature ground and first floor windows in its rear elevation which would serve a utility and bathroom respectively. The external wall finish would be render.

PLANNING HISTORY

There is no recent planning history which needs to be considered when determining this application.

CONSULTATION

The following bodies were consulted, and their responses are presented below:

Ecologist Requested a Preliminary Roost Assessment (PRA) for bat and nesting birds

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties.

In response to this objection were received from a neighbouring property. The main points raised are summarised below:

- Overshadowing and loss of light to the neighbours' garden and property;
- Overbearing impact;
- Overlooking and loss of privacy:
 - Reference is made to the possible future insertion of windows into the eastern elevation which would directly overlook the neighbours.
 - The proposed first floor bathroom in the extension would have a window at a similar height to the neighbours elevated garden area which would allow views from their garden into the bathroom and from the bathroom to their garden.
- The development is of a poor design and not in keeping with the properties in the area.

Local ward councillors have been informed of the concerns raised by local residents and have not requested the application be present to the planning committee as such the application is to be determined under the delegated power by the Director of Neighbourhood Services.

POLICY CONTEXT

National Development Framework

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

Local Planning Policies

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

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- CW1 Historic Environment
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

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 5, Nature and Development.

- Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

Milbourne close is characterised by semi-detached dormer bungalows which are generally symmetrical in their appearance. The application property forms one of these semi-detached bungalows but in contrast to its adjoining neighbour, it benefits from a rear dormer extension. Whilst it is recognised that the proposed extension would be located to the rear of the site, where it would not be visible from the front streetscene, it would be readily visible from the adjoining lane. The proposal would introduce a two storey, flat roofed addition to what is a single storey property with living accommodation in its roof space and tying into the existing flat roof dormer. This would represent an entirely unsympathetic and incongruous form of development which has no regard to the character of the property. For this reason, the development is considered to be of a poor and inappropriate design which would appear discordant on both the dwelling itself and within the wider area. Accordingly, the development would not align with Policy SW11 of the LDP.

Regard has also been had for the impact of the development on the residential amenities of neighbouring properties. In this respect it is noted that the site is bound by 22 Milbourne Terrace to the north west and 2 Milbourne Close to the south east. As the extension would be erected at least 1.6m from the boundary with 22 Milbourne Terrace and largely alongside its existing outbuilding it is not considered that it would have any significant impact on this property. However, it would be erected hard on the boundary with 2 Milbourne Close. This neighbouring property has a modest patio area adjacent to its rear elevation with a retaining wall opposite supporting the higher garden level. Despite being just 2.35m in depth, the proposed extension would be erected alongside this patio area and would add to the sense of enclosure. However, given its depth and height it is on balance considered that it would not result in a significant overbearing impact. Similarly, it is recognised that the development would result in some overshadowing to the patio and an associated loss of light, but this would be experienced during the evening and is again on balance not considered to be harmful enough to justify the refusal on the application on such grounds. In terms of overlooking, it is recognised that the first-floor window would be almost level with the upper garden level of the neighbouring property which would allow for more direct views. However, this garden area is already substantially overlooked from the application site via its raised garden and existing rear dormer window. In addition, the proposed window would serve a bathroom and as such could be conditioned to ensure that this is fitted with obscure glazing and only openable 1.76m above the internal floor level which would help to alleviate this concern. It is noted that the objectors have referred to future windows being inserted into the side elevation of the extension. However, these would be controlled by permitted development rights. Thus, whilst the objections of the neighbour are acknowledged and it is recognised that the development would have some impact on residential amenity, given the modest size of the extension it is not considered that it would have such a harmful as to warrant the refusal of the application.

In accordance with chapter 6 of Planning Policy Wales (edition 12), the application has been accompanied by a Green Infrastructure Statements (GIS). This highlights that the development would be erected on an area of patio and as such that no green infrastructure would be lost as a result of the development. In addition, it proposes the installation of a bat and bird box in order to provide an ecological enhancement. This is considered to be reasonable, and the boxes can be conditioned to ensure their provision

which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1. It is noted that the council's Ecologist has indicated that a PRA should be undertaken, and it is recognised that the closest bat record is a roost for unidentified pipistrelle species c.81m from the site. However, in this instance, the proposed extension would largely tie into an existing flat roof dormer and as such there would be limited intrusion into the main roof which also provides living accommodation. Having regard to this and noting that the application is recommended for refusal on design grounds, it is considered that an informative outlining the protected status of bat and nesting birds would be sufficient.

In reaching the recommendation, the requirements of section 3 and 5 of the Wellbeing of Future Generations (Wales) Act 2015 have been considered. The recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Minister's well-being objective of supporting safe, cohesive and resilient communities.

Accordingly, the following recommendation is made:

RECOMMENDATION: BE REFUSED

REASONS:

1. The proposed development, by virtue of its poor and unsympathetic design would represent an incongruous and visually harmful form of development that would have an unacceptable impact on the character of the dwelling and visual amenities of the area contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031.

RECOMMENDATION ENDORSED *G. Davies*

Director of Neighbourhood Services

DATE: 15th September 2026