

DELEGATED REPORT

Application No:	P/25/0192
Site Address:	9 Upper High Street Bedlinog Treharris CF46 6RY
Development:	Extension of storm porch
Case Officer:	Kate Glover
Site Visit:	30th July 2025
Application Expiry Date:	1st September 2025
Consultation reply date expired:	31st July 2025

APPLICATION SITE

The application site relates to a semi-detached dwelling which is located within Bedlinog. The property has the benefit of a large front amenity area which slopes steeply downwards from the front of the property to its front boundary. The external materials of the house comprise of natural stone elevations, uPVC window frames and doors, and concrete roof tiles.

The site is in a residential area and can be observed from Upper High Street which runs along the property's front boundary and the public footpath which is located to the side of the property.

The dwellings in the area are a mix of design and materials, although there is visual cohesion as most of the properties are modest and traditional in character and appearance.

The application site is within the settlement boundary as identified by Local Development Plan Policy SW4.

PROPOSED DEVELOPMENT

This application seeks full permission to extend an existing porch with a storm-porch and the proposed external materials are brick dwarf walls and a uPVC frame.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

Bedlinog and Trelewis Community Council - No objections

PUBLICITY

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

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).
Technical Advice Note 12: Design (March 2016) (TAN12)

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 5, Nature and Development
- Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed storm-porch would be an acceptable form of development in principle, with regards to its visual impact upon the character and appearance of the property and the street scene, impact upon the residential amenity of neighbouring dwellings and ecology.

The site relates to a semi-detached dwelling located in a residential area within the settlement boundary. Accordingly, the principle of development is considered to be

acceptable subject to compliance with other planning policies and material planning considerations.

In respect of the visual impact of the proposal, the storm-porch would be located on an area of land that is between the existing porch and the boundary of No. 8 Upper High Street, which is the other half of the semi-detached pair. The proposal would be lean-to in design and measure approximately 2.5m deep, 1.6m wide, 2.42m to eaves level and 2.81m to ridge height. It is also noted that the roof pitches of the existing porch and the proposed storm-porch are slightly different.

Porch extensions or front extensions of the scale and design proposed are not a feature that is characteristic of the dwellings in the area and the application property, its direct neighbour and other properties nearby form visually attractive and traditional groups of buildings.

Given that the property is clearly visible from public vantage points, the design, nature and materials of the proposal would result in an incongruous addition that would be detrimental to the attractive and traditional character and appearance of the application property and wider streetscene. Consequently, the proposal would be contrary to Policy SW11 and SPG Note 6.

In respect of impacts on residential amenity, it is noted that on the boundary between the application site and No.8 is a wall measuring approximately 2m high. During the site visit the wall was confirmed as remaining in situ but it has not been incorporated into the plans. However, the wall is there and prevents overlooking into the neighbouring property and given the height and depth of the storm-porch, the proposal would not have an overbearing or a significant level of overshadowing impact on the neighbour.

It is also noted that no representations were received following the publicity exercise.

Accordingly, the proposal meets the requirements of LDP Policy SW11.

The Council's Ecologist advises that there is no requirement for any ecological survey to be submitted in support of the proposal, however ecological enhancements are required. As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Given the nature of development, that no green infrastructure would be affected by the proposal, and the advice of the ecologist, this requirement would not be deemed a reasonable requirement in this instance. Biodiversity enhancement in the form of a bat box has been proposed as part of the development and, therefore, the proposal meets with the requirements of LDP Policies EnW1 and EnW3.

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.

Having regard to the policy context above, the proposal is not acceptable and the following recommendation is made:

RECOMMENDATION: BE REFUSED for the following **REASON:**

1. The proposal, by virtue of its inappropriate design, siting and size, would result in an unsympathetic development that would be detrimental to the character and appearance of the existing dwelling, and result in an incongruous development that would harm the character and appearance of street scene. As such the proposal is contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 18.08.2025