

DELEGATED REPORT

Application No: P/26/0167

Site Address: 18 Anthony Hill Court
Pentrebach
Merthyr Tydfil
CF48 4AZ

Development: First floor side extension with other alterations

Case Officer: Rebecca Owens

Site Visit: 19th August 2026

Application Expiry Date: 17th September 2026

Consultation reply date expired: 13th August 2026

APPLICATION SITE

The application relates to a detached dwelling located within the settlement boundary. The site is bound on all sides by highways/driveways and the profile is generally flat.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a first floor extension above an existing integral garage located off the eastern side elevation. The garage is set back....m from the principal elevation and the extension would be of the same width and depth (2.7 and 5.6m respectively). The extension would have a pitched roof with a maximum height of 7.3m and would feature a window in its front elevation.

Permission is also sought for other alterations which include the conversion of rear section of the garage into living accommodation (a kitchen). The original planning permission for this residential development included a condition which controlled the use of garages solely for the storage of private motor vehicles to ensure that adequate parking was provided to serve each property. As such permission is required for this element of the scheme. A new ground floor window is also proposed in the rear elevation of the garage to serve the new room and the existing door would be removed.

Finally, the plans indicate the replacement of the first floor bathroom window in the rear elevation with a larger window.

PLANNING HISTORY

The relevant planning history is summarised below:

P/03/0480 Residential development (Outline - 40 dwellings with associated car parking, garages and infrastructure)
Granted planning permission subject to conditions on 3 June 2004

P/04/0259 48 No. dwellings (Reserved matters application).
Granted planning permission subject to conditions on 12 July 2004

CONSULTATION

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

Ecologist	No objection but Preliminary Roost Assessment requested
Welsh Government Highways	No objection

PUBLICITY

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

No letters of objection were received following this publicity exercise.

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
- 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

The proposed extension is considered to be of an acceptable design and scale. The set back of the extension and lower ridge height ensure that it would be a subservient addition to the dwelling while the fenestration and suitable finishes would ensure that it is in keeping with the character of the property. In this respect it is noted that whilst the drawings indicate a similar finishes to the dwelling, the exact materials have not been specified as such it is recommended that a condition controlling these is included on any permission issued. It is also noted that no first floor window has been provided in the rear elevation. Whilst this would have been preferable in terms of the overall appearance of the development, it is not considered that the extension would appear discordant without it. In addition the other alterations to the fenestration are deemed to be appropriate. As such, the proposal would be acceptable in terms of its impact on the character of the dwelling itself and indeed the wider area. It is therefore in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the development on the residential amenities of the neighbouring residents. However, given the siting of the extension on the eastern elevation of the dwelling and adjacent to a highway, it would not have any overbearing impact or result in any overshadowing or loss of light to neighbouring properties. The extension would feature a first floor window in its front elevation but this would be set back from the principal elevation of the property and would not give rise to any harmful overlooking to the property opposite (19 Anthony Hill Court) which is located on the other side of a turning head/driveway. Similarly, no first floor window is proposed in the rear elevation of the extension and whilst a larger bathroom window is to be provided, this would serve a non-habitable room and would not afford significantly greater views than already in place. As such there would be no detrimental impact to the properties located to the rear of the site. Having regard to the above and noting that no objections were received following the publicity exercise, the development is found to be acceptable in terms of its impact on residential amenities and as such would comply with Policy SW11 of the LDP.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, which only includes a modest extension above an existing garage and thus would not impact on any existing green infrastructure, the submission of a GIS is deemed to be disproportionate and unreasonable. In addition it is noted that to demonstrate a net benefit to biodiversity and ecological enhancement, the submitted drawings illustrate the provision of bird box, bug hotel and hedgehog gap in the eastern fenceline along with a 3 square meter area of wildflower planting. These measures are considered to be reasonable and can be conditioned to ensure their provision. 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. However, the proposed extension would only tie into a small section of the rear roof and as such there would be limited intrusion to the main part of the roof. Furthermore, It is noted that extensive works can be undertaken to the roof of a dwelling without the need for planning permission including the complete replacement of the tiles. Having regard to the above, in this instance it is considered unreasonable and onerous to require a PRA to be undertaken. It is recognised that the closest record, for an unidentified bat species is c. 698m from the site and that the above does not negate the possibility of bats utilising the

roof. However, it is considered that this can be suitably addressed through an informative highlighting the legal protection for bats and nesting birds.

In terms of parking and highway safety, it is recognised that the proposal would result in the reduction of the existing space within the garage effectively making it too small for parking purposes. However, as the garage does not meet the minimum clear internal dimensions set out in the Wales Parking Standards 2008, it cannot be considered as providing an off-street parking space. As such, the dwelling currently benefits from one space provided on the drive to the existing garage. As such, the property's off street parking requirement and provision will remain unchanged and on this basis it is not considered that the proposal would adversely impact on parking or highway safety.

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:**

CONDITIONS/REASONS:

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:

Drawing Title: Existing & Proposed Plans, Elevations & Section, Drawing Number: ANT HILL 18 01A, Received 23 July 2026.

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

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **BEFORE** the extension hereby approved is brought into beneficial use, a bird box, bug hotel and hedgehog gap shall be provided in accordance with drawing number ANT HILL 18 01A. These shall be retained in perpetuity thereafter.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. The native wild flower area illustrated on drawing number ANT HILL 18 01A, shall be provided in the first planting and seeding seasons following the completion of the development.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

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.

3. The applicant is advised that there should not be any interference with the Trunk Road soft estate or boundary.

RECOMMENDATION ENDORSED *G. Davies*

PP. Director of Neighbourhood Services

DATE: 10th September 2026