

DELEGATED REPORT

Application No:	P/25/0215
Site Address:	12 Royal Crescent Gwaunfarren Road Penydarren Merthyr Tydfil CF47 9LA
Development:	Two storey and single storey extension to rear, porch to front.
Case Officer:	Kate Glover
Site Visit:	5th August 2025
Application Expiry Date:	10th December 2025
Consultation reply date expired:	31st October 2025

APPLICATION SITE

No. 12 Royal Crescent is a semi-detached property featuring rendered elevations, uPVC windows and door frames, concrete roof tiles, and uPVC rainwater goods. The dwelling benefits from a small amenity space at the front and a large garden to the rear.

The site's topography slopes downward from northeast to southwest. While the application property and its attached neighbour, No. 11, share the same ground level, the adjacent property to the southwest, No. 13, is approximately 1.8m lower.

No. 12 also includes a raised patio at the rear and a substantial garden area at a lower level. Additionally, the property benefits from a single-storey rear extension which is constructed on the raised patio and also positioned hard against the boundary with No. 11.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a front porch and rear extensions.

The proposed front porch would measure approximately 2.92m wide, 1.63m deep, 2.80m to eaves level and 3.75m to ridge height.

The proposed ground-floor extension would measure approximately 5.58m in width, 3.95m in depth, and 2.8m in height. Above part of this single-storey extension, a two-storey element is proposed to accommodate a first-floor bedroom. This two-storey extension would be located on the southwest side of the dwelling and would measure approximately

4.18m in width, 3.95m in depth, with an eaves level of 5.20m and a ridge height of 6.36m. It is noted that the first-floor extension would not extend the full width of the ground-floor extension.

A first floor Juliet balcony would be inserted into the rear elevation of the 2 storey section of the extension, and the ground floor extension would include a large section of glazing. No windows are proposed to be inserted into the sides of the proposed extensions.

The proposed external materials of the proposed extensions would be render, concrete roof tiles, white coloured window, door frames, fascias and rain water goods.

Details of biodiversity enhancement have been provided, and a bat box and sparrow terrace would be positioned on the side (southwest) elevation of the property.

PLANNING HISTORY

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

CONSULTATION

Head of Engineering and Highways: No objections

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties and a site notice was displayed within the vicinity of the site.

When first submitted, the application included a proposal to create a parking area at the front of the property. The Head of Engineering and Highways objected to this element, and it was subsequently removed from the scheme. This amendment prompted a re-consultation, during which a neighbour objected to the proposed access, raising concerns about potential impact on the boundary wall and the objector listed the plans that had been cancelled following the revision.

The objector was contacted and advised that the parking area had been removed from the application. They acknowledged this and confirmed they had no further comments. Accordingly, there are no objections to the proposed development.

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).

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 the principle of development, impact upon the character and appearance of the property and the street scene, impact upon the residential amenity of neighbours and ecology.

The proposal would provide extensions to an existing dwelling which is located within the settlement boundary and, therefore, the principle of development is acceptable and meets with the requirements of policy SW4.

The character and appearance of both the porch and rear extensions are appropriate to the character and appearance of the existing dwelling and would not be detrimental to the visual qualities of the property or wider street scene.

Turning to matters of residential amenities in relation to overbearing, loss of light and loss of privacy, No's 11 and 13 are the dwellings that are directly adjacent to the application site and would be most affected by the proposal.

In respect of No.11 (northeast), this property forms the other half of the semi-detached pair. The proposed two-storey extension would be approximately 4.6m from this property's boundary, while the single-storey section would be screened by the existing single-storey extension. The proposed porch would be set approximately 5.92m from the boundary. Given the distance, depth, and height of the proposed extensions, the development would not result in significant overbearing or loss of light to No.11.

Turning to No.13 (northwest), the ground level of this neighbouring property is approximately 1.8m lower than that of No.12. The proposed porch would be located approximately 1.11m from the boundary, and due to its modest size and scale, it would not cause significant overbearing or loss of light. The two-storey extension would be approximately 1.25m from the boundary, with an eaves height of around 5.20m and the pitched roof would slope away from No.13. Given its scale and design, the 2 storey, rear

extension would have minimal impact on the neighbouring property and would not result in significant loss of light or an overbearing form of development.

In respect of overlooking, there would be no significant increase for either No.11 or No.13. The proposed Juliet balcony would not materially affect the levels of privacy currently enjoyed and no windows are proposed in the side elevations of the rear extension.

It is also noted that no objections have been received in respect of the current planning application.

The planning Ecologist has suggested that a Preliminary Roost Assessment (PRA) should be undertaken to assess potential adverse impacts on protected species and habitats. However, it is noted that the property is in an urban location and the property could be subject of significant alteration without the benefit of planning permission, and this could include a replacement roof. It is considered in this instance that given the location and nature of the proposed works it is not proportionate or necessary to require the applicant carryout a PRA. However, an informative should be attached to any consent to inform the applicant of their responsibility when undertaking works in relation to European Protected Species and birds.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Likewise, given the nature of development, this would not be deemed a reasonable requirement in this instance. Notwithstanding this, the proposed ecological enhancements which is stated on the plans as a bat box and a sparrow terrace can be controlled by condition, thus providing additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

CONCLUSION

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:

Drawing Title: Proposed Site Plan and Sections, Drawing No: CS-06, Rev C,
Received on 15 October 2025.

Drawing Title: Proposed Plans, Drawing No: CS-03, Rev B, Received on 4 November 2025.

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 porch and the rear extension shall match those used on the existing dwelling.

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 Development Plan (2016-2031).

4. **Prior to the development hereby approved coming into beneficial use** the bat box and sparrow terrace shall be provided in accordance with approved plan: Proposed Plans, Drawing No: CS-03, Rev B. The bat box and sparrow terrace shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 12.11.2025