

DELEGATED REPORT

Application No:	P/25/0125
Site Address:	45 Union Street Merthyr Tydfil CF47 0DY
Development:	Single storey rear extension
Case Officer:	Kate Glover
Site Visit:	8th May 2025
Application Expiry Date:	1st July 2025
Consultation reply date expired:	29th May 2025

APPLICATION SITE

The application site is an attractive and historic terrace property that is located in Thomastown Conservation Area. At the rear of the dwelling is an enclosed garden and attached to the rear elevation of the property is a small single storey extension which is used as a utility room. In terms of external materials, the rear elevation of the property is pebbledash, concrete tiles are used on the roof, and window frames and doors are uPVC.

It is noted that a neighbouring property (No.46 Union Street) has the benefit of a single storey, mono-pitch extension which has been built very close to the boundary with No.45.

The boundary treatment between No.s.45 and 46 is a block wall which measures approximately 2.2m high. In respect of the relationship between the application site and No. 44, it is noted that No.44 has a 2 storey extension which projects by approximately 3.1m from the rear elevation and is built hard on the boundary. Along the remainder of the boundary is a wooden fence which measures approximately 1.6m high.

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

PROPOSED DEVELOPMENT

This application seeks full permission to demolish the rear extension and construct a new single storey rear extension.

The new extension would measure approximately 3.9m deep, 2.5m wide, 2.34m to eaves level and 3.4m to ridge height. The proposed extension would provide a larger utility room and a ground floor bathroom. Windows would be inserted in the rear and southeast elevation of the proposed extension.

The application is not supported with any details on proposed external materials.

PLANNING HISTORY

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

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

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

No letters of objection and one letter of support were received following this publicity exercise.

The address provided on the letter of support is No.46 Union Street and fully supports the application.

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) (PPW)

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is TAN 24: The Historic Environment (May 2017)

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
- CW1: The Historic Environment
- 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, visual impact, impact on the residential amenities of neighbours and ecology.

As noted above the site is located within the settlement boundary and within the residential curtilage of No. 45 Union Terrace, thus the proposal meets with the requirements of LDP Policy SW4.

Turning to visual impact, including impact on the character and appearance of the conservation area. The modest scale and nature of the proposal and its single roof pitch design is typical of rear extensions on historic properties and would not be detrimental to the visual qualities of the property or the conservation area.

Whilst no details on the external materials have been provided, this matter can be controlled by condition.

The existing property adjoins boundaries with Nos 46 and 44 Union Street, which are the neighbouring properties and most likely to be affected by this proposal.

The extension would be built hard on the boundary with No.46 and project along the boundary by approximately 3.9m, would be approximately 3.4m high and no windows are proposed to be inserted into the side (northwest) elevation. As the proposal extension would occupy a small section along the shared boundary and no windows would be inserted into the elevation facing the neighbouring property, the proposal would not cause any significant detriment to the residential amenities of No.46.

In respect of No.44, at its closest point, the extension would be approximately 2.5m from the boundary and would face the rear extension of this neighbouring property. Given the size and scale of the proposal and the relationship with No.44, the proposal would not cause any significant detriment to the property's residential amenities.

It should be noted that neighbouring properties were consulted, and no letters of objection were received and a letter of support for the proposal has been sent from No.46.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Given the scale and nature of development, a GIS would not be deemed a reasonable requirement in this instance. Notwithstanding this, ecological enhancements would be requested and controlled by condition, which would provide additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

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 considered to be acceptable and 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 plan:

Drawing Number: Union 45 01A (Proposed New Rear Extension with Alterations),
Received on 06 May 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 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. **Prior to the development hereby approved coming into beneficial use** a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 25.06.2025