

DELEGATED REPORT

Application No:	P/25/0083
Site Address:	11 River Avenue Trelewis Treharris Merthyr Tydfil CF46 6EF
Development:	Installation of an Air Source Heat Pump
Case Officer:	Kate Glover
Site Visit:	3rd April 2025
Application Expiry Date:	22nd May 2025
Consultation reply date expired:	18th April 2025

APPLICATION SITE

The application site relates to a two-story, end of terrace dwelling located on a residential street within Treharris. The external materials of the property are rendered elevations and tiled roof, and the property has the benefit of a front garden area, driveway, garage and rear garden. The property is part of a recently completed housing estate.

Other dwellings in close proximity of the application site are No.s 12 and 10 River Avenue which are direct neighbours and No.s 7 and 8 Ivy Close which are properties that share rear garden boundaries with the application site.

The application site is within the settlement boundary as identified by Local Development Plan Policy SW4 and its associated proposal map.

PROPOSED DEVELOPMENT

This application seeks planning permission to install an air source heat pump (ASHP) in the rear garden of the application property.

The ASHP would measure approximately 1.12m high, 0.85m wide and 0.59m deep and would be positioned close to the eastern boundary of the garden.

The ASHP would, at its nearest point, be positioned approximately 0.25m away from the boundary of No. 10 River Avenue.

PLANNING HISTORY

The relevant planning history is summarised below:

- P/22/0169 Variation of conditions 2 and 3 of outline planning permission P/18/0304 (residential development) to extend the time period for commencement of development and for the submission of reserved matters (a further 3 years)
UNDER CONSIDERATION
- P/15/0053 Variation of a condition attached to outline planning permission P/10/0078 for residential development (of up to 300 residential units) to allow a further 3 years for the submission of reserved matters
GRANTED 23 Sep 2015
- P/12/0192 Erection of 49 No 2, 3 and 4 bedroom properties and all associated works reserved matters
GRANTED 21 Dec 2012
- P/10/0078 Approval of Reserved Matters GRANTED 18 Jun 2013
Residential development (of up to 300 residential units) and associated infrastructure works
OUTLINE GRANTED 21 Feb 2012

CONSULTATION

Environmental Health Manager: No objection received.
Bedlinog and Trelewis Community Council: No objection received.

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).

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 air source heat pump is acceptable in terms of its principle, its siting, scale and design, impact upon residential amenity and ecology.

Principle of Development

The proposal would be located in the rear garden area of 11 River Avenue and is within the settlement boundary. The principle of development is acceptable and meets with the requirements of policy SW4.

Visual Impact

It is considered that the scale of the proposal would not be detrimental to the visual qualities of the property as the air source heat pump would be observed in the context of the dwelling and would not be detrimental to the application property. The ASHP would not be visible from the wider street scene as it would be located in the rear garden of the property.

As such, the proposal meets the requirements of LDP Policy SW11.

Residential Amenity

The proposal has been considered in respect of its impact upon the neighbouring properties.

No. 10 River Avenue is the property closest to the location of the proposed ASHP and would be the most affected by the proposal. It is noted that the ASHP would be a distance of approximately 2.46m from the rear elevation of No. 10 and approximately 0.25m from the boundary shared with the application site.

No objections have been received from the Environmental Health Manager and given the scale and siting of the development, the proposal would not cause any harm upon the surrounding residential amenity.

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

The relationship between the proposed development and the neighbouring dwellings is acceptable and the development accords with LDP Policy SW11.

Ecology

In respect of ecology, the Council's Ecologist has recommended that a condition is used to secure biodiversity enhancement.

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, this would not be deemed a reasonable requirement in this instance. Given the particularly minor scale and nature of the development, which would have a negligible impact on ecology and the surrounding green infrastructure, a condition to secure ecological enhancement is not deemed to be proportionate in this instance.

As such, the proposal meets with the requirements of LDP Policy EnW1.

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.

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 and documents:

Drawing Title: Air Source Heat Pump shown in RED (2), Received on 27 March 2025.

Cosy 6 Operational Clearance / Data Sheet

Trevor Bevan - 11;River Avenue MCS 020 - Manual Sound Calculator

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

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DATE: 20.05.2025