

DELEGATED REPORT

Application No: P/25/0113

Site Address: 17 Meyrick Villas
Merthyr Tydfil
CF47 8PX

Development: Variation of condition 2 (approved plans) of planning permission P/24/0160 to increase the width of the extension to 4.6m and alter roof

Case Officer: Rebecca Owens

Application Expiry Date: 20th June 2025

Consultation reply date expired: 16th June 2025

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, rear lane and other dwelling on either side.

PROPOSED DEVELOPMENT

Permission is sought for the variation of condition 2 (approved plans) of planning permission P/24/0160 to increase the width of the single storey side extension from 3.5m to 4.6m and to alter the roof.

Full planning permission is sought for the demolition of an existing side extension and for the erection of a new single storey side extension in its place. The proposed extension would be set back 1m from the principal elevation and would be 4.5m in width by 7.2m in depth. The extension would now have an asymmetrical ridged roof with a ridge height of 3.95m. It would feature two windows in its front elevation, a door in its side elevation and bi-fold further windows in the front and rear elevations.

PLANNING HISTORY

The relevant planning history is summarised below:

P/24/0160	Demolition of existing side extension and proposed side extension Granted planning permission subject to conditions on 16 August 2024
P/25/0064	Discharge of condition 4 (Biodiversity Enhancement) of planning permission P/24/0160 Condition discharged on 10 March 2025

CONSULTATION

No consultation exercise was considered necessary in this instance.

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

Policies SW11: Sustainable design and place making and CW1 Historic environment of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The main considerations for this application relate to the impact of the proposed enlargement of the extension in terms of design and visual amenity and residential amenity.

The application relates to one of a pair of semi-detached dwellings with symmetrical front elevations. Whilst the proposed wider extension would be less in proportion with the dwelling, it is noted that the adjoining property already benefits from a substantial side extension which comprises a garage and the amended ridged roof would be more in keeping with the roof of this neighbouring extension. In addition, the extension would be set back from the main front elevation. Having regard to this it is considered that the extension would still be of an appropriate design and scale. As such, it is not considered that it would adversely impact on the character of the dwelling or further unbalance this semi-detached pair. Similarly, it would not harm the visual amenities of the wider streetscene. As such the proposal would still accord with Policy SW11 in this respect.

The impact of the enlarged extension on the residential amenities of the neighbouring occupant has also been considered. In this respect it is noted that the extension would be erected adjacent to the shared boundary with 16 Meyrick Villas, which is at a slightly lower level than the application site. It is recognised that the proposed extension would

now have a ridged roof and would be 1.1m wider than the extension approved and thus would be taller and closer to the boundary line. However, it would still be set back from this by over 1.3m and would be positioned largely alongside the neighbouring garage. As such it is not considered that it would have any significantly greater overbearing impact or result in any harmful overshadowing or loss of light. In addition, whilst the window in the approved rear elevation would be replaced by glazed bi-folding doors, it is not considered that these would have a greater impact in terms of overlooking or loss of privacy. Having regard to the above and noting that no objections have been received following the publicity exercise the amended scheme is found to be acceptable in terms of residential amenity and thus would continue to accord with Policy SW11.

It is also noted that the enlargement of the extension would have no greater impact on parking or highway safety and would not impact of the proposed ecological enhancements agreed under the application to discharge condition 4 of the original planning permission.

Having considered the above, the proposed widening of the extension is deemed to be acceptable with respect to both impact on visual and residential amenity and as such the variation of condition 2 to allow for the alteration is acceptable.

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 and documents:

Drawing Title: Existing & Proposed Block Plans, Drawing Number: 4169.PL.02 Rev. C, Received 30 May 2025

Drawing Title: Proposed Plans & Elevations, Drawing Number: 4169.PL.04 Rev. H, Received 30 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. **BEFORE** the extension hereby approved is brought into beneficial use a bird box shall be installed in accordance drawing number 4169.PL.04 Rev. H. The bird box 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.

INFORMATIVES

1. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-
 - i) work on an existing wall shared with another property;
 - ii) new building on the boundary with a neighbouring property; or
 - iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

2. 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.

3. 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: 13.06.2025