

DELEGATED REPORT

Application No:	P/26/0015
Site Address:	28 Berry Square Dowlais Merthyr Tydfil CF48 3AL
Development:	Erect an Air Source Heat Pump (with acoustic fence panel on dividing boundary)
Case Officer:	Marlene Ferreira
Site Visit:	19th February 2026
Application Expiry Date:	23rd March 2026
Consultation reply date expired:	31st March 2026

APPLICATION SITE

The application relates to an end of terrace dwelling, 28 Berry Square, located in the area of Dowlais. The brickwork property is served by a reasonably sized front garden, enclosed by a brickwork wall from the front highway. A private garden area is also provided to the rear (east). On-site parking is available at the property by means of a front driveway, which also runs along the side of the dwelling, leading to a detached garage.

The property lies in a street of brickwork properties, of varying scales, designs and features.

PROPOSED DEVELOPMENT

This application seeks planning permission to erect an air source heat pump (ASHP) to the front of the property.

The ASHP (Cosy 6), a small standalone unit measuring 0.855m wide, 0.595m deep and 1.125m in height, would be located immediately adjacent to the side elevation of the front projecting porch. It would be orientated so that it would front the neighbouring property to the south (27 Berry Square).

A tongue and groove solid acoustic fencing, measuring 1m wide, 0.25m deep and 1.8m in height would be erected on the dividing boundary with the neighbouring dwelling (27 Berry Square), immediately adjacent to the front wall of the existing dwelling. This seeks to provide a barrier to the sound originating from the ASHP. The fence however is below 2m in height and is set back from the front highway and therefore does not require planning

permission. This part of the development will therefore not be considered under the assessment of this application.

PLANNING HISTORY

The following planning history is relevant to this site:

P/02/0494 – Erect first floor extension – Approved: 30th January 2003

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining occupiers. No letters of objection have been received as a result of this publicity exercise, however one letter of support was submitted for consideration, which states *'...I have reviewed the proposed location and I can confirm that I have no objections to the installation...'*

POLICY CONTEXT

National Development Framework

- Future Wales: The National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed ASHP unit, in terms of its siting, scale and design, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the street scene. The impact upon residential amenity and ecology are also important considerations.

Character and Appearance

The proposed unit, as referred to earlier, would be located to the front of the property. As such, it would be visible within the street scene. However, it would be set back from the front highway and would sit alongside the porch, and due to its overall scale and appearance, would not appear prominent or unsightly. Indeed, the unit is smaller than a waste black bin or garden bin and as such, would not appear as a dominant or harmful feature on the dwelling's primary facade.

The proposed development is therefore considered acceptable and would not be deemed to significantly detract from the character or appearance of the existing dwelling or the wider street scene. As such, it would accord with LDP Policy SW11.

Residential Amenity

The proposed development has been considered in respect of its impact on the surrounding occupiers, in particular, the neighbouring attached dwelling located to the south, 27 Berry Square. This is the neighbouring dwelling most likely to be impacted by this proposal. It is noted that the proposed ASHP would be facing this neighbouring property, however, it is a small-scale unit which would be located approximately 2.5 metres from the dividing boundary. As such, it would not have any significant overbearing or loss of light impact upon this neighbouring dwelling. Furthermore, given its intended use, it would not result in the loss of privacy to the amenities of nearby occupiers.

Whilst it is appreciated that the ASHP, when operational, would give rise to additional noise and cause some disturbances to nearby occupiers, this would not be deemed significant and would therefore not warrant the refusal of the application. Indeed, the Environmental Health Officer has not raised any concerns in this respect. Likewise, no letters of objection have been received from nearby occupiers. Thus, any noise arising from the ASHP would therefore be considered acceptable in this instance. Furthermore, it should also be noted that the provider (Octopus Energy) has confirmed, via the applicant, that the ASHP can only be provided and installed in association with the provision of an acoustic fence along the boundary between the application property and the adjoining property (27 Berry Square). Whilst this part of the proposal would not require planning permission, as detailed earlier, it would serve to further reduce the noise levels arising from the unit.

The proposed development would therefore be considered to have an acceptable relationship with the adjoining property and as such, would accord with LDP Policy SW11.

Ecology

The proposed development has been considered by the Council's Ecologist, and given the nature of development proposed, no survey work has been requested. However, enhancement works in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' have been requested. Given the small scale nature of the development and taking into consideration that the development would have no impact on the ecological environment, enhancements have not been sought in this instance.

It is also noted, under chapter 6 of Planning Policy Wales (edition 12) that applications should be supported by Green Infrastructure Statements (GIS). However, due to the scale and nature of the development, the submission of a GIS would be deemed disproportionate and unreasonable. Notwithstanding this, the development would not have any impact on the green infrastructure of the site or surrounding area. Thus, the proposed development would therefore be considered acceptable and accord with LDP Policy EnW1.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and would comply with the relevant policies and guidance.

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:

- Heat pump proposed location, received: 26th January 2026;
- Proposed Front and Proposed Side Elevation, received: 26th January 2026;
- Heat Pump Dimensions/Specifications, received: 26th January 2026.

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 01.04.2026