

DELEGATED REPORT

Application No:	P/25/0108
Site Address:	6 Criccieth Grove Castle Park Swansea Road Merthyr Tydfil CF48 1JY
Development:	Single storey side extension to provide garage and store
Case Officer:	Marlene Ferreira
Site Visit:	8th May 2025
Application Expiry Date:	12th June 2025
Consultation reply date expired:	14th May 2025

APPLICATION SITE

The application site relates to a detached dwelling, 6 Criccieth Grove, located in a cul de sac street in Castle Park. The property, which is positioned below the level of the front highway, features a front gable projection with bay window and an integral garage. It is also served by a private rear garden and a spacious front driveway area.

The dwelling lies in a street of red brick properties of varying scales and design, which include two-storey large dwellings and smaller bungalow properties.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct an attached garage/store room to the side elevation of the existing dwelling.

The garage, which would be located on the southern side of the property, would measure 5m wide, 8.4m deep, with a 6.7m ridge height. It seeks to provide an additional parking/storage facility to serve the property.

PLANNING HISTORY

The following planning history is relevant to this site:

P/02/0216 – Detached dwelling – Approved: 4th March 2002

P/02/0016 – Detached dwelling with conservatory – Approved: 2nd August 2002

CONSULTATION `

Consultations were not carried out as part of 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 representation were received following this publicity exercise.

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

- Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

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

Character and Appearance

The proposed garage would adjoin the existing southern side elevation of the property. It would be flush with the front elevation of the dwelling and would be set below the dwelling's original roof height. Furthermore, the single storey structure, would comprise a roof design which would match that of the existing dwelling and would be set away from the dividing boundary by approximately 1.5m. Provided that its material finishes match

those of the existing dwelling (which could be conditioned as part of any planning permission granted), the proposed garage would result in a proportionate and sympathetic addition which would not be deemed to significantly detract from the character or appearance of the dwelling. As such, it would accord with LDP Policy SW11.

Residential Amenity

Regard has been had to the proposed development and its impact on the nearest residential properties. In this instance, the neighbouring dwelling to the south, 7 Criccieth Grove, is the property most likely to be impacted by this proposal.

The garage, although located near the dividing boundary with this neighbouring dwelling, it would be positioned approximately 1.5m away from this southern boundary, and its height would not exceed 6.7m at its highest point. Furthermore, the majority of the garage would also be positioned along the side elevation of this neighbouring dwelling. Whilst there is an existing window on the neighbours side elevation, given the height of the garage and its distance from the boundary, the proposal would not be deemed to have any significant overbearing or overshadowing impact upon this neighbouring property. In addition, there is no side facing windows proposed to this elevation and as such, the proposal would not result in any direct overlooking to this neighbouring dwelling. The relationship of the proposed garage with the neighbouring property is therefore considered acceptable and would accord with LDP Policy SW11.

Ecology

The proposed development was considered by the Council's Ecologist and it was requested that a Preliminary Roost Assessment (PRA) for bats and nesting birds be submitted in support of the application. Given that the works are proposed on a residential property, where many developments can be undertaken without planning permission, the request for a PRA would be considered unreasonable in this instance. However, enhancement works in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' would be requested by a suitably worded condition, which could be added to any planning permission granted.

It is also noted, under chapter 6 of Planning Policy Wales (edition 12) that applications should be supported by Green Infrastructure Statements (GIS). A GIS was submitted with this proposal. This includes an indication of potential enhancement opportunities, such as additional planting and bird and bat boxes however, it does not include clear details of what would be provided. As such, ecological enhancements would be requested by condition, as explained above, which would contribute to the wider green infrastructure objectives. Thus, the proposed development, subject to the compliance with the above noted condition, is therefore considered acceptable and would accord with LDP Policy EnW1.

CONCLUSION

The proposed garage 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:

- Drawing: Proposed Elevations, received: 17th April 2025;
- Drawing: Proposed Floor Plan, received: 17th April 2025;
- Drawing: Proposed Block Plan, received: 17th April 2025;
- Drawing: Sections, received: 17th April 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 garage 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 WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, to include 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 Couty 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: 06.06.2025