

DELEGATED REPORT

Application No:	P/25/0238
Site Address:	7 The Park Treharris CF46 5RH
Development:	Rear dormer and change extension roof from pitched to flat.
Case Officer:	Kate Glover
Site Visit:	10th October 2025
Application Expiry Date:	28th October 2025
Consultation reply date expired:	3rd October 2025

APPLICATION SITE

The application site relates to an end of terrace property which is located within a residential area. The direct neighbour to the application property is No, 8 The Park and the rear of the application property looks towards the side elevation and rear garden of No. 23 The Park.

The topography of the area is such that the ground level slopes steeply towards the south and this results in the application site and its direct neighbour (No.8) having the benefit of a lower ground floor at the rear of the properties.

PROPOSED DEVELOPMENT

The application seeks full planning permission to make a number of changes at the rear of the building which are to enlarge a first floor window and create a Juliet balcony, insert a flat roofed dormer window and alter a single storey ground floor extension by replacing the extensions pitched roof with a flat roof incorporating buttresses on both sides of the roof.

The Juliet balcony would include a light grey coloured Upvc door frame and a railing which would project from the rear elevation by less than 30cm.

The proposed dormer window would measure approximately 2.21m high, 3.35m deep and 5.49m long, resulting in a volume of approximately a volume of 20.32m³. the front of the dormer would be set back from the eaves of the property by at least 20cm the external materials would comprise of light grey coloured Upvc frames and roof goods, and the elevations would be finished with light grey coloured cladding.

The buttresses constructed on the flat roof would project above ground floor level by 3.51m and be finished in render. The highest parts of the buttresses would be attached to the rear elevation of the property and would not be more than 4m from the rear elevation.

Details of biodiversity enhancement have been provided, and a sparrow terrace and a bat box would be positioned on the south east elevation of the property.

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.

One letter of objection was received following this publicity exercise and the points are summarised below. It is noted that the matters raised by the objector are not material planning considerations:

- Methods for installing the cladding [now removed from the proposal – see below]
- Construction of the proposed dormer
- Impact on the surfaces and structural integrity of the neighbouring property
- The erection of scaffolding
- Fire safety

Due to the objections received this application has been referred to the local Ward Councillors to inform them of the responses received in relation to this application. It has not been requested that the application be presented to the planning committee. As such, it will be determined under the delegated powers by the Director of neighbourhood Services.

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).

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 the principle of development, impact upon the character and appearance of the property and the street scene, impact upon the residential amenity of neighbours, and ecology. It is also noted that all of the development illustrated on the proposed plans could proceed without the need for planning permission.

The proposal would require works to an existing dwelling which is located within the settlement boundary and the principle of development is acceptable and meets with the requirements of policy SW4.

The scale and design of the proposed balcony, dormer window and changes to the single storey extension are residential in design, materials and scale and would not result in incongruous development that would be detrimental to the visual appearance of the dwelling and the surrounding area. As such, the proposed works are visually acceptable.

Turning to residential amenities in relation to No.s 8 and 23 The Park. In relation to overlooking, there are already numbers of windows in the rear elevation of the application property and therefore the creation of a dormer window and alteration of an existing windows to form a Juliet balcony, would not result in a significant increase in overlooking into the rear garden areas of these neighbouring properties. In respect of overbearing and loss of light, the removal of the pitched roof and construction of two buttresses would not result in any significant change in relation to the existing situation afforded by the pitched roof, neither would the proposed dormer roof extension cause any significant impact.

The planning Ecologist has suggested that a Preliminary Roost Assessment (PRA) should be undertaken to assess potential adverse impacts on protected species and habitats. However, it is noted that the property is in an urban location and the property could be subject of significant alteration without the benefit of planning permission, and this could include a replacement roof. It is considered in this instance that given the location and nature of the proposed works it is not proportionate or necessary to require the applicant carryout a PRA. However, an informative should be attached to any consent to inform the applicant of their responsibility when undertaking works in relation to European Protected Species and birds.

In relation to ecology, local planning authorities seek to ensure that green infrastructure is protected, enhanced and the effects of climate change mitigated. The proposal raises no significant concerns in this regard given that the property that is the subject of this application is devoid of any green infrastructure and the nature/extent of development proposed. The development would have minimal impact upon green infrastructure or biodiversity interests and would not have any significant impact upon climate change.

Given the nature of the proposal, which seeks to provide improved living arrangements largely within the existing built fabric of the house, and the limited impact on the environment, ecological enhancements that are proposed are considered sufficient .

The points raised as a result of the publicity exercise fall outside the scope of the planning process and are not considered material planning considerations in this instance. To ensure that the applicant is aware of any responsibilities they may have in relation to the development, a note can be incorporated into the decision notice.

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 plans:

Drawing Title: Proposed Plans and Elevations, Drawing No: TP-02, Rev B, Received on 19 September 2025.

Drawing Title: Site Plans and Sections, Drawing No: TP-03, Rev A, Received on 19 September 2025.

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

3. **Prior to the development hereby approved coming into beneficial use** the bat box and sparrow terrace shall be provided in accordance with approved plan Drawing Title: Proposed Plans and Elevations, Drawing No: TP-02, Rev B. The bat box and sparrow terrace shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

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.

3. Any works carried out by the applicant/developer are subject to a duty of care and must ensure that they act with reasonable care and diligence to avoid causing harm or loss to others or their property.

RECOMMENDATION ENDORSED: *G. Davies*

PP. Director of Neighbourhood Services

DATE: 21st October 2025