

DELEGATED REPORT

Application No: P/26/0078

Site Address: 73 Nightingale Street
Abercanaid
Merthyr Tydfil
CF48 1EJ

Development: Single storey rear extension

Case Officer: Rebecca Owens

Site Visit: 22nd April 2026

Application Expiry Date: 8th June 2026

Consultation reply date expired: 13th May 2026

APPLICATION SITE

The application relates to a Grade II listed, mid-terrace dwelling which forms one of a group of dwellings in this street which have been listed because they form one of the best surviving groups of early industrial workers' housing in the region. The property is stone fronted with a rendered rear wall and features uPVC windows and doors. It is bound by a highway to the front and other dwellings on either side and to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension. The proposed rear extension would be 3.045m in depth by 6.465m in width with a mono-pitched roof with a ridge height of 3.539m. It would feature a upvc door and two white upvc windows in its rear elevation. The external elevations would be finished in painted render, the roof would be covered with composite slate tiles and the rainwater good would be white upvc. The plans also indicate that the first floor rear window would be replaced with a while upvc window. A bat box is proposed on the original rear elevation, below the eaves of the main roof and a bird box is proposed on the rear elevation of the extension.

PLANNING HISTORY

The relevant planning history is summarised below:

P/02/0002 Listed Building Consent - Demolition of existing lean-to extension and refurbishment of property (including new window)
Granted listed building consent on 8 April 2002

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 and two site notices were displayed within the vicinity of the site.

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)

Section 6.1 recognises the importance of protecting the historic environment and paragraph 6.1.10 states that *‘There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.’*

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- CW1 Historic Environment
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- EcW9 District Heating

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 application relates to a Grade II listed dwelling. As such the impact of the proposal on the character, setting and the historical and cultural importance of this historic assets is an important material planning consideration of this application with both local and national policies placing an emphasis on protecting, conserving and enhancing historic assets. In this respect it is noted that the dwelling has been subject to a number of modern alterations including the insertion of upvc windows and a render finish. Indeed, within the rear streetscene of this terrace of listed dwelling, there are a number rear extensions of varying designs and scales and modern alterations clearly visible.

Having regard to this setting, it is considered that an appropriate extension could be erected to the rear which would not harm the character of the property or indeed the wider area. In this respect, the proposed extension is considered to be of an acceptable design and scale which would appear subservient to the dwelling in terms of its proportions and would represent a sympathetic addition.

Having regard to the above it is not considered that the proposal would harm the character and appearance of the Grade II Listed Building and would not adversely impact on its architectural quality, character or historic importance. The development is therefore deemed to be acceptable in terms of Policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the development on the residential amenities of neighbouring occupants. In this respect it is noted that the extension would be erected hard on the boundaries shared with 72 Nightingale street to the north west and 74 Nightingale Street to the south east. However, given that the extension would be just over 3m in depth with a maximum height just over 3.5m and would be adjacent to existing rear annexes serving the neighbouring properties, it would not have any overbearing impact or result in any harmful overshadowing. In addition, there would not be any unacceptable overlooking from the ground floor windows and door and as such no loss of privacy to adjoining properties. Having regard to the above and noting that no objections were received following the publicity exercise the development is found to be acceptable in terms of its impact on residential amenity and as such would comply with Policy SW11 of the LDP.

In line with chapter 6 of Planning Policy Wales (edition 12) the application has been supported by a Green Infrastructure Statements (GIS). This highlights the limited green infrastructure currently at the site with the rear garden containing a single bush and the remainder of the ground covered with dumped waste comprising mainly of timber. At the time of the site visit it was apparent that some regrowth had occurred through the waste material but the area of the extension remained bare. The proposed extension would only result in a loss of a small area of the garden and whilst it is recognised that the applicant intends to landscape the garden with a patio and lawn which would result in the loss of the regrowth of weeds and plants, these works do not require planning permission. The GIS also sets ecological enhancements and demonstrates a net benefit to biodiversity through the provision of the following:

- A lawn area planted with a mixture of wild seed;
- Planted borders to attract bees and insects;
- One bat box; and
- One bird terrace.

The above measures can be secured by condition and these would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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:**

CONDITIONS/REASONS:

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 and proposed plans and elevations, Drawing Number: GA 001 Rev. D, Received 12 June 2026

Drawing Title: Block Plan, Received 12 June 2026

Green Infrastructure Statement, Received 11 June 2026

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

3. Before the extension hereby approved is brought into beneficial use, a bat and bird box shall be installed in accordance with the Green Infrastructure Statement and drawing GA 001 Rev. D and these shall be 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 Replacement Local Development Plan.

4. All planting, seeding or turfing required to provide the lawn and borders as detailed in the Green Infrastructure Statement and Block Plan, shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity, to ensure that the new development will be visually attractive in the interests of amenity and to accord with Policies EnW1 and SW11 of the Merthyr Tydfil County 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.

3. 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.

RECOMMENDATION ENDORSED *G. Davies*
PP **Director of Neighbourhood Services**

DATE: 23rd June 2026