

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012 (as amended)

REFUSAL OF PERMISSION

To: Darran Abraham c/o Mr Aneurin James George and Co Studio 01 Crownford House Swan Street
Merthyr Tydfil CF47 8EU

WHEREAS you submitted an application on the 16th day of September 2025 to develop: 106 Heolgerrig
Heolgerrig Merthyr Tydfil CF48 1TD short particulars of the application being as follows:-

Name of the Applicant

Description of Proposed Development

Darran Abraham
106 Heolgerrig
Heolgerrig
Merthyr Tydfil
CF48 1TD

Proposed replacement dwelling (Full)

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning Authority hereby **REFUSE TO PERMIT** the proposed development for the following reasons, namely:

- 1 The proposed dwelling, due to its siting and design, which incorporates into its east elevation a large expanse of glazing and a balcony at first floor, would result in an unacceptable level of overlooking and a loss of privacy to the detriment of the residential amenity of the future occupiers of the adjoining property to the east. As such the proposed dwelling is contrary to Policy SW11 of the adopted Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016 - 2031.
- 2 The proposed dwelling, which includes a range of material finishes and the dominant use of timber cladding, would have a harmful and discordant impact on the character and appearance of the area and would fail to enhance the general street scene. As such, the proposed dwelling is contrary to Policy SW11 of the adopted Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016 - 2031.
- 3 Insufficient information has been submitted to enable the ecological impact of the proposed development and compensation measures to be fully assessed for the loss of a bat roost. As such, the proposed development is contrary to Policies EcW1, EcW2 and EcW3 of the adopted Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016 - 2031.
- 4 Insufficient information has been submitted to demonstrate that the construction of the gabion basket retaining wall, along the northern boundary of the site, would not result in the loss of trees and hedgerow, to the detriment of the visual amenities and the ecological value of the site. As such, the proposed development is contrary to Policies SW11, EnW1, EnW2, EnW3 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local

Development Plan 2016 - 2031, Planning Policy Wales 12 and The Environment (Wales) Act 2016.

- 5 Insufficient information has been provided to assess the impact of the proposed development on the parking provision associated with the adjacent property (Plot 1) and the consequent potential harm to the free flow of traffic and highway safety for both vehicles and pedestrians using the unadopted highway serving the site. As such, the proposed development is contrary to Policy SW11 of the adopted Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016 - 2031.

Date: 10th November 2025

Signed: 

(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he/she may appeal to Planning & Environment Decisions Wales in accordance with Section 78(i) of the Town and Country Planning Act 1990, within SIX MONTHS of the receipt of this Notice. (Appeals must be made on a form which is obtainable from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). Alternatively you can use the Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal. Planning & Environment Decisions Wales has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. Planning & Environment Decisions Wales is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by Planning & Environment Decisions Wales, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council in which the land is situated, a purchase notice requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by Planning & Environment Decisions Wales on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.