

DELEGATED REPORT

Application No:	P/25/0336
Site Address:	32 Cilhaul Treharris CF46 5HT
Development:	Erection of two storey rear extension
Case Officer:	Rebecca Owens
Site Visit:	15th January 2026
Application Expiry Date:	9th February 2026
Consultation reply date expired:	7th January 2026

APPLICATION SITE

The application relates to a semi-detached dwelling located within a mainly residential area in the settlement boundary. The site occupies a prominent corner position and is bound by a highway to the front and side and other dwellings

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a two storey rear extension. The proposed extension would be 4m in depth by 7.79m in width and would have a pitched roof with a ridge height of 6.95m. It would feature a first and second floor window in its rear elevation. Its southern western side elevation would also have a door and French doors with a small first floor window serving an ensuite. The external walls would be finished with render and the roof would be covered with concrete interlocking tiles to match the existing roof.

The plans also include the removal of a window in the existing south western elevation and the insertion of new first and ground floor windows.

PLANNING HISTORY

There is no recent planning history which needs to be considered when determining this application.

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.

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)

Local Planning Policies

Policy SW11: Sustainable design of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The application site occupies a prominent corner plot with both the front and south western side elevations fronting onto the adjoining highway. As such, despite being located to the rear of the site the extension would be readily visible from the public realm. Notwithstanding this, the extension is considered to be of an appropriate design and scale which would be proportionate to the existing dwelling whilst also being subservient. It is recognised that due to the width of the extension the roof pitch does not reflect that of the main roof. However, given that this aspect would be less visible it is not considered that it would appear incongruous or adversely impact on the character of the area. Having regard to the above the extension is found to be acceptable in these respects and in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the development on the residential amenities of the neighbouring occupants. In this respect it is noted that the proposed extension would be hard on the boundary with 31 Cilhaul. However, this dwelling already benefits from a single storey rear annexe and given that the extension would be alongside this it is not considered that it would have an overbearing impact. Similarly, whilst it may lead to some loss of light to the first floor windows and overshadowing, it is not considered that this would be significant. It is recognised that there is a first floor window proposed in the rear elevation which would look towards the rear gardens of the dwellings to the rear of the site known as 30 and 33 Cilhaul. However, the windows would be set back from the shared boundaries and views from it would be interrupted by the outbuilding within the application site itself and those belonging to 31 and 33 Cilhaul. Having regard to the arrangement and noting that no objections were received it is not considered that the level of overlooking would give rise to a harmful loss of privacy. The extension would also feature fenestration in the south western side elevation and the proposal also includes new windows in the south western elevation of the existing dwelling. These would face towards the front elevations of the properties on the other side of the street and would be

of a similar distance apart as other dwellings within the street. As such there is no concern that they would afford an unacceptable level of overlooking. Having regard to the above the development is found to be acceptable in terms of residential amenity and thus would comply with Policy SW11 of the LDP.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, which only includes a modest extension to the dwelling, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement would be sought and secured by condition, which 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**:

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: Proposed Section, Received 15 December 2025

Drawing Title: Proposed Ground Floor, Received 2 January 2026

Drawing Title: Proposed First Floor, Received 2 January 2026

Drawing Title: Proposed Front and Rear Elevations, Received 2 January 2026

Drawing Title: Proposed Side Elevation (NE), Received 2 January 2026

Drawing Title: Proposed Side Elevation (SW), Received 2 January 2026

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

3. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, including 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 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



Director of Neighbourhood Services

DATE: 04.02.2026