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REPORT AUTHOR	Judith Jones
CASE OFFICER	Rebecca Owens
COMMITTEE	Planning and Regulatory
COMMITTEE DATE	4th February 2026

Application No.
P/25/0317

Date
25th November 2025

Determining Authority
MTCBC

Proposed Development

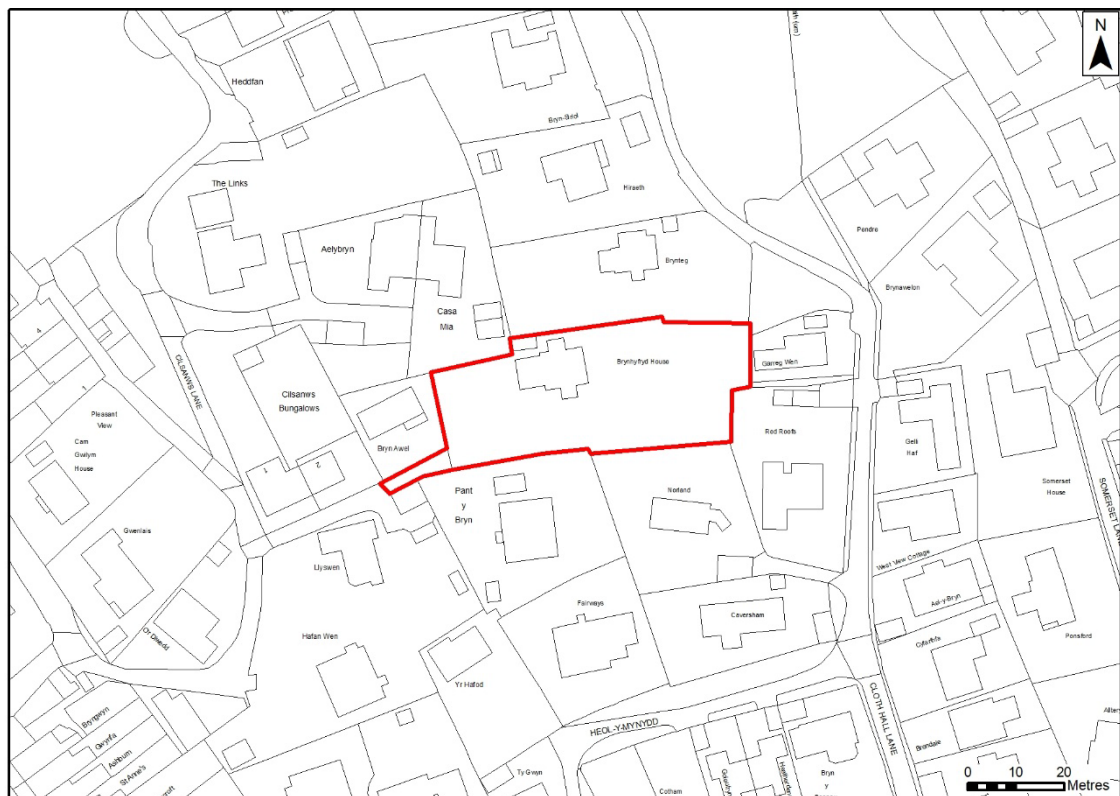
Location

Name & Address of Applicant/Agent

Detached garage and store

Brynhyfryd House
Cilsanws Lane
Cefn Coed
Merthyr Tydfil
CF48 2NU

Mr Andrew Taylor
c/o Mr Ken Bateman
20 Dane Street
Merthyr Tydfil
CF47 8SF



P/25/0317

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This application is being presented to the Committee as the applicant is Andrew Taylor, an employee of Merthyr Tydfil County Borough Council who works within the Parks department and comments on applications when required.

APPLICATION SITE

The application relates to a detached dwelling with a generous curtilage located in a mainly residential area within the settlement boundary. The site is bound on all sides by other dwellings and is accessed off Cilsanws Lane via a driveway.

PROPOSED DEVELOPMENT

Full planning permission is sought for a detached garage and store. The outbuilding would be located to the western side of the dwelling at a lower ground level. It would have a rectangular footprint measuring 10m wide by 8m deep and 6.5m high to the ridge of the pitched roof, which also contains three roof lights in its front roof plane. The front of the building would feature two black sectional garage doors to provide access to the ground floor garage. There would also be a ground floor metal door in the east facing elevation providing pedestrian access.

The outbuilding would comprise of an upper floor within the roof space which would be utilised as a store. The entrance to the upper floor would be through a higher level doorway in the east facing side elevation which would be accessed from the higher garden level via an elevated metal walkway which would have a stainless steel and glass balustrade. The front elevation of the building would be finished with dressed stone and the remaining elevations would be rendered. The roof of the garage would be covered with fibre cement slate roof tiles. The plans also indicate that there would be bird boxes located in both side elevations of the building with the western facing elevation also providing a bat box below the ridge.

PLANNING HISTORY

The relevant planning history is summarised below:

- P/17/0213 Construction of a two storey side extension and front porch. Creation of an off road parking area and retaining works to garden
Granted planning permission on 11 September 2017
- P/17/0212 Erection of gabion basket retaining wall and re-surfacing of existing vehicular access
Granted planning permission on 14 September 2017

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 on the 27th November 2025.

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 and place making 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 is located in a semi-rural area, characterised by detached dwellings of varying designs, scales and materials with a variety of outbuildings also visible. It is also located at the end of a driveway and as such is not readily visible from the main highway. The proposal would introduce a large outbuilding to the side of the dwelling. However, having regard to its setting it is not considered that this would appear out of place or incongruous. Accordingly, no concerns are raised with respect to its visual impact. The development is therefore found to be of an acceptable design and appearance and would comply with Policy SW11 of the LDP.

Regard has also been had for the impact of the development on the residential amenities of the neighbouring residents. In this respect it is noted that the outbuilding would be erected in close proximity to the boundaries with Bryn Awel to the west and Casa Mia to the north. The structure would be just over 0.4m off the boundary fence with Bryn Awel, with its gable wall reaching a maximum height of 6.5m. However, this would sit largely alongside the flank elevation of this neighbouring dwelling and having regard to the arrangement it is not considered that there would be an unacceptable overbearing impact or that the outbuilding would result in any harmful loss of light or overshadowing. Whilst the outbuilding would also be a similar distance from the rear

boundary wall, the property to the north occupies a higher land level and the roof would slope away from the boundary. Thus, again no concerns are raised with respect to overbearing impact, over shadowing or loss of light.

Consideration has also been had for potential overlooking and any associated loss of privacy. In this respect it is noted that the only windows would be the roof lights in the southern roof plane. However, these would be set off the boundary with the dwelling to the south (Pany y Bryn) by over 10m and would look mainly towards the dwelling's outbuilding and front garden. Having assessed this relationship, it is not considered that there would be a harmful level of overlooking. It is also noted that the proposal includes a raised walkway into the first floor of the outbuilding. Given its siting alongside the outbuilding of Pant y Bryn and its distance from the shared boundary, this would not give rise to any significant overlooking to this property. It is acknowledged that it would be just 4m from the boundary to the north, shared with Casa Mia but it is noted that there is already a degree of intervisibility between these properties, particularly from the higher garden level which provides vantage points across the front garden area. Whilst the walkway would allow for some overlooking, it is not considered that this would be significantly greater than that which already exists and it is highlighted that the walkway would only serve to provide access into the store area of garage. Having regard to this and noting that no objections were received following the publicity exercise, it is on balance not considered that the development would give rise to any unacceptable loss of privacy. The development is therefore found to accord with Policy SW11 of the LDP.

Vehicular access to the site would remain unchanged and there is adequate space within the front garden area for access into and out of the garage and to allow vehicles to exit the site in a forward gear. As such, the proposal is deemed to be acceptable in terms of its impact on parking and highway safety.

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 domestic outbuilding on an area of maintained grass, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement has been proposed as part of the development comprising of a bat box and two bird boxes. These would be 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 elevations, Drawing Number: GA003 Rev. A, Received 25 November 2026.

Drawing Title: Proposed layout, Drawing Number: GA004 Rev. A, Received 25 November 2026.

Drawing Title: Proposed garage plan and elevations, Drawing Number: GA005 Rev. A, Received 25 November 2026.

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

3. **BEFORE** the outbuilding hereby approved is brought into beneficial use, bat and bird boxes shall be installed in accordance with approved plan (Drawing Number: GA005 Rev. A) and these shall be retained in perpetuity thereafter.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.