

DELEGATED REPORT

Application No: P/26/0098

Site Address: 25 Heather Court
Quakers Yard
Treharris
CF46 5RP

Development: Erection of single storey extension

Case Officer: Rebecca Owens

Site Visit: 27th May 2026

Application Expiry Date: 7th July 2026

Consultation reply date expired: 3rd June 2026

APPLICATION SITE

The application relates to dwelling located in a residential area. The site is bound by a highway to the front and other dwellings on either side and to the rear. The property is partially attached to the dwelling to the east by its integral garage which have been converted into living accommodation.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension which would be located to the rear of the converted garage and which would wrap around the rear elevation. The extension would have a maximum depth of 6.405m (projecting 3.15m past the main rear elevation) and would have a maximum width of 5.962m. The extension would have a hipped roof with a ridge height of 3.45m and an eaves height of 2.5m. The extension would feature windows in the rear elevation, French doors in the side elevation and a roof window in the rear roof plane. The external elevations would be finished with brickwork to match the existing dwelling and the roof would be covered in tiles to match the garage roof.

PLANNING HISTORY

The relevant planning history is summarised below:

P/13/0062 Conversion of garage to habitable room
Granted planning permission on 2 May 2013

CONSULTATION

The following bodies were consulted and their responses are presented below:

Ecologist No objection

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

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
- 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

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 1, Affordable Housing.
- Note 4, Sustainable Design.
- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

The proposed extension would be located to the rear of the application site where it would be out of sight from public view. Notwithstanding this, it is considered to be of an acceptable design and scale which would represent a sympathetic and subservient addition to the property. As such the development would not adversely impact upon the character or visual amenities of the dwelling itself or the wider streetscene and thus would 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 extension would be erected hard on the boundary with 24 Heather Court. However, 3.255m of the extension's overall depth would be directly adjacent to the flank elevation of this neighbouring property with only 3.15m projecting past its rear elevation. Having regard to this arrangement and the eaves height of 2.65m, it is not considered that the extension would have an

overbearing impact or result in any harmful overshadowing. With respect to fenestration, it is noted that as the extension is single storey, any views from its windows and doors would be obscured by existing boundary treatments and as such would not give rise to any unacceptable overlooking or loss of privacy. It is recognised that there would be a roof light in the rear facing roof plane of the extension but this this would not allow for any harmful views. Having regard to the above and noting that no objections were received following the publicity exercise, the development is found to be acceptable in term of residential amenity and would comply with Policy SW11 of the LDP in the respect.

In line with chapter 6 of Planning Policy Wales (edition 12), the application has been supported by Green Infrastructure Statements (GIS). This notes that only a small area of maintained lawn would be lost as a result of the development and outlines a number of proposed enhancements which include:

- Rainwaters planters seeded with a wildflower mix suitable for wetlands
- A wildflower area adjacent to the rear boundary
- A sparrow terrace on the gable elevation
- A hedgehog access hole in the existing boundary fence

With the provision of the above a net benefit to biodiversity would be achieved and these can be secured via condition. 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:

Title: Proposed Rear Breakfast / Dining Room Extension @ 25 Heather Court
Quakers Yard Treharris CF46 5RP, Drawing: Proposed, Received 22 July 2026

Green Infrastructure Statement, dated 2 July 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 hedgehog gap and sparrow terrace shall be provided in accordance with the approved plans and Green Infrastructure Statement. 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 seeding outlined in the approved plans and Green Infrastructure Statement shall be carried out in the first seeding seasons following the completion of the development.

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. 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.

2. 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.

3. 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.

RECOMMENDATION ENDORSED *G. Davies*

PP. Director of Neighbourhood Services

DATE: 23rd July 2026