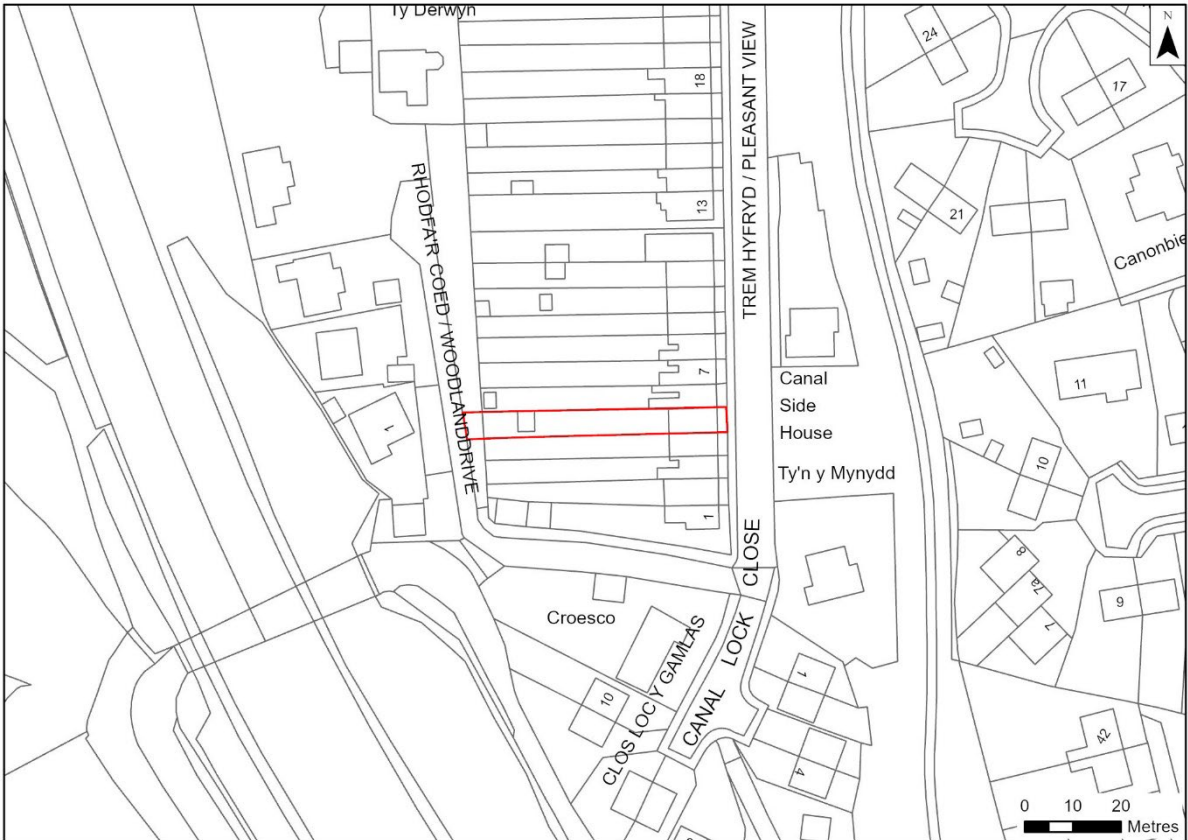


DATE WRITTEN	24th August 2026
REPORT AUTHOR	Judith Jones
CASE OFFICER	Rebecca Owens
COMMITTEE	Planning and Regulatory
COMMITTEE DATE	2nd September 2026

Application No. P/26/0090	Date 30th June 2026	Determining Authority MTCBC
Proposed Development	Location	Name & Address of Applicant/Agent
Two storey and single storey rear extension and rear garage	5 Pleasant View Aberfan Merthyr Tydfil CF48 4PQ	Mr Adam Hughes c/o Mr Ken Bateman 20 Dane Street Merthyr Tydfil CF47 8SF



P/26/0090

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This application is being presented to the Planning, Regulatory and Licencing Committee as the applicant is the son of Brett Hughes an employee of Merthyr Tydfil County Borough Council who works within the Building Control department.

APPLICATION SITE

This application relates to a mid-terrace dwelling located in a mainly residential area within the settlement boundary. The site is bound by dwellings on either side, Pleasant View to the front and Woodland Drive to the rear. The garden slopes upwards from the dwelling to the rear of the property with an outbuilding in the garden.

PROPOSED DEVELOPMENT

Full planning permission is sought for a two storey and single storey rear extension and a detached garage in the rear garden served off Woodland Drive.

The proposed two storey and single storey extensions would replace an existing single storey annexe. The two storey extension would measure 5m in depth by 4.8m in width and would have a pitched roof with a ridge height of 6.7m. The single storey extension off the rear elevation of this would be 1.5m in depth with a mono-pitched roof at a maximum height of 3.45m. The extensions would feature two rear first floor windows, a ground floor window and door. The two storey extension would also incorporate bat box and bird box on its side elevations. The roof would be covered with concrete tiles and the external elevations would be finished with render (Grey K Rend). Part of the rear garden would need to be excavated to allow for the extension to be erected and as such a new retaining wall and steps are required in the garden. The retaining wall would be approximately 1m in height.

The proposed garage would be located at the top of the garden and accessed off the highway to the rear over an existing verge. It is proposed to form a short drive over this area which would be covered with a matted system such as grasscrete and seeded with grass. There would also be shrubs planted on either side. The garage would be 7.4m in depth by 4.9m in width and would have a pitched roof. Due to the changing level of the garden its ridge height would vary from between 3.8m to its front and 4.85m to its rear. The garage would have a black roller shutter door in its front elevation, a window in its rear elevation and a pedestrian door in its south facing elevation. The front elevation would be finished with brickwork (Wienberger Chepstow Multi), with the rear and side elevations finished with painted render and the roof would be covered with concrete tiles.

PLANNING HISTORY

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

CONSULTATION

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

Head of Engineering and Highways No objection

Ecologist No objection

Wesh Government Highways 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

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 dwelling subject to this application forms part of a terrace of properties which feature rear annexe/extensions of varying designs and scales (both single storey and two storeys in height). The proposed extensions are considered to be of an acceptable design and scale which would appear subservient to the main dwelling and within this context would not have any adverse impact of the character of the area.

The garage would be located at the rear of the garden, accessed off the adjacent private road. This is characterised by large detached dwellings along one side with pitched roof garages fronting onto the road and an open grass verge on the other side, adjacent to the rear garden boundaries of the properties that form part of Pleasant View. It is noted that within the rear garden of the terraces there are examples of outbuildings which are generally smaller scale sheds and outbuildings set at a lower level to the adjacent road. However, there is a garage to the rear of number 1 Pleasant View which backs onto the road being accessed from the side.

Having considered the setting it is noted that the eastern side of the private road generally has an open character with no outbuildings or garages set significantly above road level. It is recognised that the development would introduce a garage to this side of the road that would be a prominent structure. However, this would be of a similar design and appearance to the garages on the opposite side of the road and the front elevation would be finished in brickwork to match these. Having carefully considered this context, on balance it is not considered that the garage would appear overly discordant or that it would harm the character and visual amenities of the area to an extent that would warrant the refusal of the application on such grounds. Additionally, outbuildings of a similar scale to the proposal could potentially be developed within the rear garden without the need for planning permission. As such the development is found to be acceptable in this respect and in compliance with Policy SW11 of the LDP.

Regard has been had for the impact of the development on the residential amenities of the neighbouring occupiers. In this respect it is noted that the application site is directly adjoined on either side by 6 Pleasant View to the north and 4 Pleasant View to the south. The proposed extensions would be erected in close proximity to the shared boundaries with these dwellings and would result in built development for a depth of 6.5m along their rear gardens (5m at two storeys and 1.5m at single storey). However, both properties benefit from single storey rear annexes which would help to reduce some of the impact of the development and having regard to this and the proportions of the development, it is not considered that there would be an unacceptable overbearing impact. It is recognised that being located to the north of the site, there would be some overshadowing to 6 Pleasant View and some loss of light to its first floor window. However, it is not considered that this would be to such a degree that would be deemed unacceptable or harmful to residential amenities. It is noted that windows would be located in the rear elevations of the extensions. Whilst they would allow for views across the neighbouring gardens, the level of overlooking would be typical of that found between terraced properties and would not lead to an increase in the loss of privacy greater than that which already exists.

With respect to the garage, this would be almost hard on the boundary with 6 Pleasant View and set back from the boundary with 4 Pleasant view by just over 0.7m. It is noted that the garage would be erected behind an existing outbuilding within the garden and that it would be 7.4m in depth with a maximum eaves height of 3.7m. However, having regard to the generous gardens and noting that it would be partially alongside the existing garden shed of 6 Pleasant View and set off the boundary with 4 Pleasant View, it is not considered that it would give rise to any unacceptable overbearing impact or overshadowing.

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 amenities and thus is in accord with Policy SW11 of the LDP.

The proposed garage would be accessed via a private road and as such the development would have no adverse impact on the adopted highway. The Head of Engineering and Highways has not raised any objection to the development. It is also noted that the garage would provide a parking space to serve the occupiers of the

dwelling whose parking needs are currently met on-street along Pleasant View. As such the proposal would provide some benefit to parking provision and highway safety.

In accordance with chapter 6 of Planning Policy Wales (edition 12), the application has been supported by a Green Infrastructure Statements (GIS) which sets out the existing green infrastructure within the site and the impact of the development upon this. In order to provide a biodiversity enhancement, it proposed to lay a new lawn area and provide new planting along the boundaries with suitable species that are water tolerant and bee friendly. In addition, bat and bird boxes are proposed on the flank elevations of the extension to provide enhancements. This is considered to be acceptable and the ecological enhancements would be secured by condition, to ensure it contributes to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

It is noted that the planning authority's Ecologist has requested the submission of a Preliminary Roost Assessment (PRA) for bats and nesting birds. However, it is also recognised that the roof of a dwelling can be subject to significant works under permitted development rights. Having regard to this it is considered disproportionate to request this information. Instead, an informative can be included in any decision issued which highlight the protected status of bat and nesting birds.

It has noted that the GIS refers to a lighting scheme and as such the Ecologist has requested the submission of this information. A condition relating to this matter has been considered but given that the two storey extension would be almost full width of the dwelling and the bat and bird boxes would be located on the flank elevations of this, it is not considered that any lighting in the rear garden would directly impact the boxes. Indeed, lighting could be erected in the adjoining properties without the need for permission which may have a greater impact on the boxes and would be outside the applicant's control. However, a condition is recommended that requires details of the bat and bird boxes to be submitted to and approved by the local planning authority so their location on the side elevations can be controlled and directed to a suitable position below the eaves where they would be least impacted by light sources and neighbouring windows.

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: Existing and Proposed plans and elevations, Drawing Number: GA01 Rev. C, Received 30 June 2026

Drawing Title: Existing and Proposed site section and garage plans and elevations, Drawing Number: GA02 Rev. B, Received 30 June 2026

Block Plan, Received 30 June 2026

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

3. **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan .

4. The materials to be used in the construction of the external roof surfaces of the extensions shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. Before the extensions hereby approved are brought into beneficial use, built in bat and bird boxes shall be provided in accordance with details that have first been submitted to and approved in writing by the local planning authority 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.

6. **BEFORE** either the extensions or the garage hereby approved are brought into beneficial use, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed lawn and planting areas including the shrub planting to the sides of the new driveway to the garage. All planting, seeding or turfing comprised in the approved details of landscaping outlined in the Green Infrastructure Statement 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 and to ensure that the new development will be visually attractive in the interests of amenity to accord with Policies EnW1 and SW11 of the Merthyr Tydfil Replacement Local Development Plan.

7. **BEFORE** the garage hereby approved is brought into beneficial use, the access driveway shall be laid out in accordance with the approved block plan and surfaced in grasscrete or a similar alternative, details of which shall first be submitted to and approved in writing by the Local Planning Authority and this shall be retained as such thereafter.

Reason - In the interests of road safety and visual amenity in accordance with Policy 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.