

DELEGATED REPORT

Application No:	P/25/0072
Site Address:	14 Cedar Close Twynyrodyn Merthyr Tydfil CF47 0LX
Development:	Rear single storey extension and rear decking area with bar room (part retrospective).
Case Officer:	Kate Glover
Site Visit:	20th March 2025
Application Expiry Date:	25th July 2025
Consultation reply date expired:	22nd May 2025

APPLICATION SITE

The application site relates to a detached property which is located within a residential estate. The direct neighbours to the application property are No's 12 and 16 Cedar Close and at the rear of the site is an embankment which is associated with the A4060.

The proposed development would be carried out in the rear garden area of the property and in respect of topography, it is noted that the plans labelled as 'Existing' indicate that from the rear elevation of the dwelling, the ground level is flat for approximately 4.12m and then begins to slope upwards, resulting in the ground level along the rear boundary of the property being approximately 1.07m higher.

PROPOSED DEVELOPMENT

The application seeks full planning permission to construct a rear single storey extension, construct a raised patio area and erect fences which are greater than 2m in height.

An existing single storey extension will be replaced with another larger, single storey, flat roofed extension, which would measure 3.38m deep, 5.31m wide and the roof 2.74m high, a roof lantern would be incorporated and would result in the extension having an overall height of 3.52m. A large patio door would be inserted into the side (south) elevation and two windows into the rear (north) elevation, and the plans indicate that the elevations of the extension would be finished in brick to match the existing dwelling.

A raised patio has already been erected along the rear of the garden and plans show that the area measures approximately 4.26m deep. Approximately half way along the width of the patio is a step and this results in the seating area closest to the boundary with No.14 being some 1.25m above the ground level and the seating area adjacent to the boundary

of No.12, approximately 1.05m above ground level. In respect of materials, the patio is finished with grey coloured boards and has a glazed balustrade/safety barrier.

The plans show that a close boarded wooden fence would be erected around the rear garden area and on top of the raised patio. In respect of the boundary shared with No.14, the proposed fence would measure approximately 2.85m high and project from the rear elevation of the property for approximately 4m along the boundary. For the remainder of the shared boundary and because the boundary would include both the fence and the height of the patio beneath it, the height of the boundary would be set at approximately 3.50m.

Turning to the boundary shared with No.12, the same approach would apply however at the rear elevation the fence boundary would be set at approximately 2.30m for a length of approximately 4.00m and for the remaining shared boundary the combined height of the patio and the fence would be approximately 3.30m.

Details of biodiversity enhancement have been provided, and a bat box would be positioned on the north elevation of the property, a sparrow terrace would be located on the south elevation and on the patio area a 'bug hotel' would be erected, an area of wildflowers would be provided and a hedgehog gate created in the rear boundary fence.

During the site visit it was noted that an out building had been constructed on a raised area and the building is not included on the existing or proposed plans. It is noted that due to the position of the proposed extension, it is unlikely that the building could be retained.

PLANNING HISTORY

The relevant planning history is summarised below:

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| P/02/0407 | Residential development.
Outline approval: 04 Feb 2003 |
| P/03/0359 | Reserved matters application for 96 No. detached houses.
Reserved matters Approval: 11 Sep 2003 |
| P/03/0504 | Re-submission of reserved matters application for 96 No. houses.
Reserved matters Approval: 13 Nov 2003 |

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 adjoining properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) 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) (PPW).

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking

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

- Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to the principle of development, impact upon the character and appearance of the property and the street scene, impact upon the residential amenity of neighbours, and ecology.

The proposed development would be located in the rear garden of No. 14 Cedar Close and within the settlement boundary. The principle of development is acceptable and meets with the requirements of policy SW4.

The scale and design of the proposed developments are residential in nature and would be located within the rear garden of No. 14 and there are no views of this area from public vantage points. As such, the proposal would not be detrimental in terms of its visual impact.

Given the scale and design of the proposed extension, the proposal would have minimal impact on the neighbouring properties and would not result in significant loss of light or an overbearing form of development.

Turning to the patio and matters of overlooking in relation to the neighbouring properties, No's 12 and 16, it is noted that the patio would not be any higher than the height of the existing ground level shown on the existing plans and as occupants of the application dwelling could walk or stand on this area there would be no change from current levels of overlooking. No's 12 and 16 also have raised patio areas within their gardens and overlooking between the application site and the neighbouring gardens is prevented by the proposed fencing.

In respect of the proposed fencing and issues of overbearing and loss of light in relation to No.16, the proposed fencing would sit along the shared boundary for 4.5m and the top of the fence would be set at approximately 2.85m. Under permitted development rights, a single storey, rear extension with eaves no more than 3.00m high and a depth of 4.00m could be constructed on the boundary with No. 16. Given the height of development that is considered acceptable via permitted development rights, the proposed boundary treatment would not result in a significant degree of overbearing or loss of light in relation to the windows in the rear elevation of No.16 nor the area of garden directly behind this property. Turning to No.12 it is noted that the existing fence is 2.30m high and where the fence currently sits closest to the rear elevation of the property, no changes have been incorporated into the proposed plans. It is noted that no representations or objections were received following the publicity exercise and the proposed boundary which comprises of the fencing is acceptable.

Turning to the boundaries and where the treatment is a combination of the fence and the height of the patio, as noted above, both neighbours have the benefit of raised patios in their rear gardens. In relation to No. 16, the plans show that the shared boundary would at its highest point, measure approximately 3.47m above the existing ground level as shown on the plans and in relation to No.12, the shared boundary would measure approximately 3.27m above the existing ground level. Given that the neighbouring properties have raised patio areas thereby increasing the ground level, the proposed boundary treatments would not result in development which would result in a significant degree of overbearing or loss of light in relation to the occupants of No's 12 and 16 Cedar Close.

No representations or objections were received following the publicity exercise.

In relation to ecology, local planning authorities seek to ensure that green infrastructure is protected, enhanced and the effects of climate change mitigated. The proposal raises no significant concerns in this regard given that the existing plans do not indicate that any trees or shrubs were removed to accommodate the proposal. The development would have minimal impact upon green infrastructure or biodiversity interests and would not have any significant impact upon climate change. The Council's Planning Ecologist has not objected to the proposed development or the proposed biodiversity enhancements. The enhancements which are listed above would provide acceptable methods to provide a net benefit in relation to biodiversity and can be secured via condition.

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.

Having regard to the policy context above, the proposal is considered to be acceptable and the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

1. The development shall be carried out in accordance with the following approved plans:

Drawing Title: Existing & Proposed Plans, Elevations and Sections, Drawing No: CEDAR 14 001A, Received on 27 June 2025.

Drawing Title: Existing & Proposed Plans & Sections, Drawing No: CEDAR 14 002, Received on 27 June 2025.

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

2. **Prior to the development hereby approved coming into beneficial use** the bat box, sparrow terrace, area of wildflower planting, hedgehog gap and bug hotel shall be provided in accordance with approved plans listed above and shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW4 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.

G. Davies

RECOMMENDATION ENDORSED

Director of Neighbourhood Services

PP

DATE: 18th July 2025