

DELEGATED REPORT

Application No: P/25/0175

Site Address: 16 Lewis Street
Bedlinog
Treharris
CF46 6SE

Development: Erection of external staircase, alteration to rear annexe roof and other external alterations

Case Officer: Rebecca Owens

Site Visit: 2nd July 2025

Application Expiry Date: 15th September 2025

Consultation reply date expired: 14th July 2025

APPLICATION SITE

The application site is located within a residential area within the settlement boundary. It relates to a mid-terraced dwelling which is two storey to the front and three storeys to the rear. The site is bound by a highway to the front and other dwellings to the sides and rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of external staircase, alteration to rear annexe roof and other external alterations.

The proposal would alter the existing roof of the two storey rear annexe off the lower ground floor and ground floor of the property. The existing roof is mono-pitched and covered with concrete tiles which is connected to an identical roof on the adjoining property. It is proposed to change this to an almost flat roof with just a shallow slope that would involve raising the height of the rear elevation and eaves by 1m. The roof would also feature a roof light. The plans indicate that the roof of the neighbouring property would be made water tight. It is also proposed to remove a window in the south eastern facing side elevation, insert a larger ground floor window in the rear elevation and replace a ground floor window in the rear elevation with a door which would provide access to the proposed external staircase. The external finish to the altered walls of the annexe would be render to match the existing walls.

The proposed staircase would be erected off the rear elevation of the annexe. The tallest platform would be 2.77m off the adjacent garden level. There would be steps down to a second platform 1.67m off ground level and then another set of steps down to the garden. The staircase would feature a balustrade 1m in height.

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

Policies SW11: Sustainable design and place making and CW1 Historic environment 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 proposed alterations to the roof would result in the annexe of the application property having a different height and pitch to annexe of the adjoining dwelling. However, having regard to the various additions to the rear of this terrace which include flat roof extensions and raised terraces it is not considered that the proposed changes to the annexe or indeed the erection of any external staircase would appear incongruous. Furthermore, being located to the rear of the property these developments would only be visible from neighbouring gardens and as such would not harm the character of the area in general. As such the proposal is found to be acceptable in terms of its visual impact and in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. Given the modest increase in the height of the roof it is not considered that it would rise to any overbearing impact or result in any significant

change in terms of overshadowing or loss of light to neighbouring properties. Similarly, no concerns are raised with respect to the impact of the proposed changes to fenestration. It is recognised that the proposed staircase would create elevated platforms and steps which could allow for views into neighbouring properties. However, a staircase is not a useable space that would warrant long periods of use. As such views from it would be limited to the short period it takes to walk up and down the steps. In addition, it is not considered that views from the staircase would be significantly greater than those that already exist from the windows in the side and rear elevations. It is recognised that there is a window in the north western elevation of 18 Lewis Street and that the steps would allow for users to look towards this window but again it is not deemed that the level of overlooking would be more harmful than from the existing windows. Having regard to this and noting that no objections have been received following the publicity exercise, it is not considered that the proposal would significantly impact on residential amenity and is on balance found to be acceptable in this respect. It would therefore accord 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 alteration to the dwelling and erection of an external staircase, 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: Existing & Proposed Elevations and Existing & Proposed Floor Plans, Drawing Number: LTG-JAMES-001, Received 19 June 2025

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. 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



Director of Neighbourhood Services

DATE: 27.08.2025