

# DELEGATED REPORT

<b>Application No:</b>	<b>P/25/0149</b>
<b>Site Address:</b>	<b>13 The Ferns Quakers Yard Treharris CF46 5LQ</b>
<b>Development:</b>	<b>Single storey flat roof extension</b>
<b>Case Officer:</b>	<b>Marlene Ferreira</b>
<b>Site Visit:</b>	<b>5th June 2025</b>
<b>Application Expiry Date:</b>	<b>15th July 2025</b>
<b>Consultation reply date expired:</b>	<b>12th June 2025</b>

## APPLICATION SITE

The application site relates to a detached dwelling located in a cul de sac street in the area of Quakers Yard. The property, which is finished in red brickwork, is served by reasonably sized front and rear grassed garden areas. The dwelling also benefits from a spacious front and side driveway area and a detached garage.

The property lies in a street of red brick and render properties of varying scales, design and appearance.

## PROPOSED DEVELOPMENT

This application seeks planning permission to construct a single storey rear extension.

The extension, which would provide an enlarged kitchen/dining/living area, would measure 4.15m wide, 3.5m deep and 3.15m high which includes the roof lantern and would be finished with brickwork elevations, glass reinforced flat roof and UPVc windows.

## PLANNING HISTORY

The Council's records do not show any other recent or relevant planning history for this site.

## CONSULTATION

Consultations were not carried out as part of this application.

## PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining occupiers. No letters of representation were received following this publicity exercise.

## POLICY CONTEXT

### National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

### National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

### Local Planning Policies

- Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

- Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

## PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extension, in terms of its siting, scale and design, would comprise an acceptable form of development with regards to its impact upon the character and appearance of the property and the street scene. The impact of the proposal upon residential amenity and ecology are also important considerations.

### Character and Appearance

The proposed extension would be located to the rear of the dwelling and as such, would not be visible from the front of the property. It would therefore not be deemed to have any adverse impact on the character and appearance of the dwelling when viewed within the streetscene. Although the extension would be sited within 1 metre of the dividing boundary with the neighbouring property, it is a single storey development with a maximum height of just over 3 metres (including the roof lantern), and would therefore amount to a small-scale addition frequently found to the rear of residential properties, including that neighbouring dwellings along this street. Furthermore, the extension would be finished in red brickwork and its material finishes would therefore match those of the existing dwelling.

The proposed extension is therefore considered a proportionate and sympathetic addition which would not be deemed to significantly detract from the character or appearance of the dwelling or that of the wider area. As such, it would accord with LDP Policy SW11.

### Residential Amenity

Regard has been had to the proposed development and its impact on the nearest residential properties. In this instance, the neighbouring dwelling to the northwest, 12 The Ferns, is the property most likely to be impacted by this proposal.

The extension, although located near the dividing boundary with this neighbouring dwelling, it would be positioned approximately 0.7m away from the side dividing boundary, and its height would not exceed 3.15m at its highest point. As such, the proposal would not have any significant overbearing or overshadowing impact upon this neighbouring property. In addition, there are no side facing windows proposed to this neighbouring property, and as such, the proposal would not result in any direct overlooking or loss of privacy to these adjoining occupiers. It should also be noted that no letters of objection were received in respect of this development.

The relationship of the proposed extension and this neighbouring property is therefore considered acceptable and would accord with LDP Policy SW11.

### Ecology

The proposed development was considered by the Council's Ecologist and survey works has not been requested in support of the application. However, enhancement works in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' have been requested, and this can be secured by a suitably worded condition, which could be added to any planning permission granted.

It is also noted, under chapter 6 of Planning Policy Wales (edition 12) that applications should be supported by Green Infrastructure Statements (GIS). A GIS was submitted with this proposal which has followed the stepwise approach and includes ecological enhancements in the form of a bird box. However, there are no details which confirm where the bird box would be sited. As such, ecological enhancements would be requested by condition, as explained above, which would secure the required information and would contribute to the wider green infrastructure objectives. Thus, the proposed development, subject to the compliance with the above noted condition, would be considered acceptable and would accord with LDP Policy EnW1.

## CONCLUSION

The proposed extension, due to the reasons discussed above, is therefore considered acceptable and would comply with the relevant policies and guidance.

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 WCFG 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 WCFG 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 no: hdw/ph/ds.01, received: 20th May 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, to include 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 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.

**RECOMMENDATION ENDORSED**



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**Director of Neighbourhood Services**

**DATE: 08.07.2025**