

DELEGATED REPORT

Application No:	P/25/0259
Site Address:	Highcroft Queens Road Twynnyrodyn Merthyr Tydfil CF47 0HE
Development:	Single storey infill extension to rear and new windows and doors to sunroom
Case Officer:	Kate Glover
Site Visit:	8th October 2025
Application Expiry Date:	25th November 2025
Consultation reply date expired:	27th October 2025

APPLICATION SITE

The application site is an attractive, semi-detached property with the benefit of a large conservatory and an enclosed rear garden. In terms of external materials, the elevations of the property are finished in render, slates are used on the roof, and window frames and doors are uPVC.

The application site lies within the Thomastown conservation area and settlement boundary as designated within the Merthyr Tydfil County Borough Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks full permission to construct a single storey extension which would be positioned between property's conservatory and the boundary with the neighbouring property (Park Side).

The proposed extension would be lean-to in design and measure approximately 1.94m wide, 5.14m long, 2.75m to eaves level and 3.55m to ridge height. The proposed extension would provide a larger kitchen. Windows would be inserted into the rear elevation and rooflights into the roof. The plans also include alterations to the conservatory which would involve blocking up the majority of glazed areas, and the insertion of a ground floor window into the side elevation of the property.

The plans indicate that the elevations of the proposed extension and infilled areas of the conservatory would be finished with render and the window and door frames would be black coloured uPVC. The roof of the extension would be finished with "Cambrian slates".

Details of biodiversity enhancement have been provided and a bat box and a sparrow terrace would be erected on the north elevation of the property.

PLANNING HISTORY

The Council's records do not indicate 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 & 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)

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is TAN 24: The Historic Environment (May 2017)

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
- CW1: The Historic Environment
- EnW1 Nature Conservation and Ecosystem Resilience

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

- Note 4, Sustainable Design
- Note 5, Nature and Development
- 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, visual impact, impact on the residential amenities of neighbours and ecology.

As noted above the site is located within the settlement boundary, thus the proposal meets with the requirements of LDP Policy SW4.

Turning to visual impact, including that on the character and appearance of the conservation area. The modest scale and nature of the proposal and the single roof pitch design is typical of rear extensions on historic properties and would not be detrimental to the visual qualities of the property or the conservation area. The changes to the external appearance of the conservatory, through the blocking up of the majority of windows, would not result in change to the conservatory that would be detrimental to the dwelling or conservation area, and further to this, planning permission would not be needed for these works. The use of black coloured uPVC window and door frames has been carefully considered as the fenestration on the rest of the property would be white coloured. Given the works would be at the rear of the property the difference in colour, would not warrant a recommendation of refusal in this instance.

As noted above, the extension would be built hard on the boundary with Park Side and project along the boundary by approximately 5.14m and no windows are proposed to be inserted into the side (south) elevation. As the proposal extension would occupy a small section along the shared boundary and no windows would be inserted into the elevation facing the neighbouring property, the proposal would not cause any significant detriment to the residential amenities of Park Side.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Likewise, given the nature of development, this would not be deemed a reasonable requirement in this instance. Notwithstanding this, the ecological enhancements can be controlled by condition, thus providing additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

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 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:

Drawing Title: Existing and Proposed Plans, Drawing No: HC-01, Rev A, Received on 30 September 2025.

Drawing Title: Proposed Elevations, Drawing No: HC-03, Rev A, Received on 30 September 2025.

Drawing Title: Site Plans, Drawing No: HC-04, Rev A, Received on 30 September 2025.

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

3. **Prior to the development hereby approved coming into beneficial use** the bat box and sparrow terrace shall be provided in accordance with approved plan Drawing Title: Proposed Elevations, Drawing No: HC-03, Rev A. The bat box and sparrow terrace 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 Development Plan (2016-2031).

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



Director of Neighbourhood Services

DATE: 31.10.2025