

DELEGATED REPORT

Application No:	P/26/0033
Site Address:	Colliery Cottage Anthony Grove Abercanaid Merthyr Tydfil CF48 1YU
Development:	Creation of a hard standing for parking with associated re-profiling and retaining works
Case Officer:	Rebecca Owens
Site Visit:	21st April 2026
Application Expiry Date:	20th April 2026
Consultation reply date expired:	17th March 2026

APPLICATION SITE

The application relates to a detached dwelling located within the settlement boundary. The site is bound by a highway to the front, other dwellings to the north, east and south west and undeveloped land to the south. The dwelling occupies a lower level than the adjoining highway with a sloping front garden.

PROPOSED DEVELOPMENT

Full planning permission is sought for to the creation of an asphalt hard standing within the front garden which would be access from the adjacent highway serving Anthony Grove. At present the front garden slopes down towards the house and it is proposed to re-profile this land so it is almost flat (with a gentle slope away from the highway to an aco drain). This would require retaining works to the rear of the hardstanding which would retain a height of approximately 0.75m. However the wall would be erected to a height of 1.65m to provide a 0.9m high wall along the top of the edge of the driveway. A new concrete slab pathway is also proposed from the hardstanding down to the front of the dwelling as a means of pedestrian access. The proposal would also include the provision of native hedging on either side of the hardstanding with landscaping to its rear side comprising of a rockery, grass area and lavender planting. It is also proposed to provide thirteen new trees within the rear garden.

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 Preliminary Ecological Appraisal requested

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 application site is located within a residential cul-de-sac within which the dwellings predominantly benefit from off street parking on driveways and hard standings. Having regards to this, the creation of a parking area to the front of the application site would not appear out of place. It is recognised that it would result in the loss of a vegetated frontage with boundary hedge, but the proposal includes the provision of hedge planting on either side of the hardstanding which would help to soften its appearance and provide some green landscaping visible from the street scene. Having regard to the above, it is not considered that the development would appear incongruous or have a harmful impact on the character and visual amenities of the dwelling itself or indeed the wider street scene. As such it would comply with LDP Policy SW11.

Regard has also been had for the impact of the development on the residential amenities of neighbouring occupants. In this respect it is noted that there are dwellings bounding both side of the site. However, the proposed would only raise the land by approximately 0.75m and as such it is not considered that the hardstanding would result in any

overbearing impact, overshadowing or loss of light. The hardstanding would create a raised platform but there are no concerns that it would give rise to any significant views across the neighbouring properties or to their windows. In addition, any potential light nuisance from vehicles entering and exiting the parking area would be temporary and large obscured by boundary treatments and proposed planting. 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 residential amenity and as such in accord with Policy SW11 of the LDP.

The application site does not currently benefit from any off street parking and the proposal would provide three spaces on the proposed hardstanding to meet the needs of the dwelling. This is considered to be ample parking for a dwelling of this size. The spaces would be accessed from the adopted highway serving Anthony Grove, which is restricted to 20mph. This arrangement has been considered by the Head of Engineering and Highways and is found to be satisfactory. Accordingly, the development would not have any adverse impact on highway or pedestrian safety and is therefore acceptable in this respect.

In line with the requirements of chapter 6 of Planning Policy Wales (edition 12), the application has been supported by a Green Infrastructure Statements (GIS). This is somewhat limited in its outline of the existing green infrastructure that would be lost by the development and it is recognised that the authority Ecologist has requested a Preliminary Ecological Assessment (PEA) to provide a baseline from which to provide a net benefit to biodiversity. However, from a visual inspection of the site it is clear that the scheme would result in the removal of some trees (including a mature silver birch, some smaller samplings and conifers) hedging and shrubs. To compensate for this loss and provide a net benefit to biodiversity, it is proposed to plant hawthorn and hazel hedges on either side of the driveway with an area to the rear grassed and planted with lavender. It is also proposed to provide thirteen trees in the rear garden which would comprise a mixtures of hawthorn, oak, plum, pear and apple trees. It is considered that this would be sufficient to provide a net benefit and thus providing these are secured by condition, the development would 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 Details, Drawing Number: 01 Rev. B, Received 28 April 2026

Green Infrastructure Statement dated April 2026, Received 20 May 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. 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.

INFORMATIVES

1. If a drop kerb is required, an application form to obtain permission for this aspect of the development can be obtained from the highways department;

Website : <https://www.merthyr.gov.uk/resident/parking-roads-and-travel/roads-footways-and-pavements/dropped-kerb/>

Email : Highways.CustomerCare@merthyr.gov.uk Tel no : 01685 727470 or 725000

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: 12.06.2026