

DELEGATED REPORT

Application No:	P/25/0287
Site Address:	14 Rees Street Twynyrodyn Merthyr Tydfil CF47 0RF
Development:	Erection of two storey and single storey rear extensions
Case Officer:	Rebecca Owens
Site Visit:	24th November 2025
Application Expiry Date:	30th December 2025
Consultation reply date expired:	28th November 2025

APPLICATION SITE

The application relates to a mid-terrace dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, lane to the rear and other dwellings on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey and two storey rear extension.

The proposed first floor storey extension would be 3.6m in depth by 2.7m in width and would have a hipped roof with a ridge height of 6.3m. The extension would feature a ground floor and first floor window in its rear elevation serving a kitchen and bathroom respectively.

The single storey extension would be 3.6m in depth by 1.8m in width and would have a mono-pitched roof with a maximum height of 3.4m. The extension would have patio doors in its rear elevation providing access from a kitchen.

The roof would be covered with slate and the external walls would be finished with a black/white spar dash finish.

PLANNING HISTORY

The relevant planning history is summarised below:

P/01/0260 Demolish existing rear extension and construct part double storey, part single storey extension
Permission granted subject to conditions on 7 August 2001

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 rear streetscene of the application site is characterised by both single storey and two storey rear annexe/extension which vary in their proportions and appearance. The proposed extensions are considered to be of an acceptable design and scale which would not appear out of place within this setting or incongruous on the dwelling itself. The development is therefore found to be acceptable in this respect 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. In this respect it is noted that the properties on either side of the application site already benefit from two storey annexes that run along the boundary line. The proposed development would sit between these and as such would not have any overbearing impact or create any overshadowing or loss of light. Similarly, the only first floor window in the extension would be located in the rear elevation and would serve a bathroom. As such no concerns are raised with respect to overlooking or

loss of privacy. Having regard to the above and noting that no objections were received following the publicity exercise, the proposal is found to be acceptable in terms of its impact on residential amenity and thus complies 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 extension to the dwelling, 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 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: Plans and Elevations, Drawing Number: Twyn01, Received 4 November 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. 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.

3. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

4. 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.

RECOMMENDATION ENDORSED

A handwritten signature in black ink, appearing to be 'M. J. [unclear]', written over a horizontal line.

Director of Neighbourhood Services

DATE: 09.12.2025