

DELEGATED REPORT

Application No:	P/25/0138
Site Address:	Dan Y Lan Zoar Terrace Pentwyn Deintyr Treharris CF46 5DH
Development:	Flat roof extension at front of house which will provide enlarged first floor ground floor garage area beneath and single storey rear extension and associated works
Case Officer:	Kate Glover
Site Visit:	21st May 2025
Application Expiry Date:	9th July 2025
Consultation reply date expired:	12th June 2025

APPLICATION SITE

The application site comprises a detached dwelling which is located on the edge of the settlement boundary and a hamlet of residential properties which is known as Craig Berthlwyd. The property has the benefit of a large front and more modest side and rear gardens, there is a balcony on the side (south), a large driveway and undercroft garage, and the external materials of the dwelling are rendered elevations, uPVC window and door frames and concrete tile roof. The site is bound by the adopted highway (west), fields (east and south) and The Burrows (north). The topography of the area is such that the ground level slopes steeply downwards towards the west and this results in the ground levels of The Burrows and the application property being the same, however the terrace of houses along Leigh Terrace are several meters below the application site. The topography also results in the application property's parking area and entrance to the garage, being located some 2.35m below the finished floor level of the dwelling and this arrangement results in the main part of the house having the character and appearance of a bungalow.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a new single storey extension for a garage at the front of the property with a balcony above and a single storey extension at the rear of the property.

The proposed front extension would measure approximately 6.7m long, 3.5m deep and 2.55m high, with external materials of render and roller shutter door and the balcony being surrounded by a glazed balustrade.

The proposed rear extension would be flat roofed and measure approximately 5.41m long, 2.72m deep and 2.61m high, and the external materials would be render elevations and UPVc window/door frame.

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 and nearby properties and a site notice was displayed within the vicinity of the site.

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) (PPW12).

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
- 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 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, impact upon the character and appearance of the property and the street scene, impact upon the residential amenity of neighbours, highway safety and ecology.

The proposal would be an extension to an existing dwelling which is located within the settlement boundary. The principle of development is acceptable and meets with the requirements of policy SW4.

The proposed front extension would be set forward of the property, however, it is noted that the front door of the property and what is read as the principal elevation is recessed behind a gable front protection. It is noted that the proposed extension would be set back from the front (west) boundary of the property by approximately 5.15m and the steep topography of the area results in the public highway being approximately 1.8m below the driveway, and further to this the site sits behind the horizontal curve/bend of the hillside. When approaching the application site from the south, the extension would be hidden by the topography of the hillside and when approaching the site from the north, the garage with balcony area above would be seen in the context of the house. Given the topography of the area, a balcony would be a natural addition in this location and although the garage and balcony are forward of the principal elevation, the addition would not result in development that is out of keeping with the character and appearance of the dwelling or wider street scene.

The rear extension is small in scale and nature, nor would it be visible from the public vantage points.

Turning to matters of residential amenities in relation to overbearing, loss of light and loss of privacy, The Burrows and No's 15 and 16 Leigh Terrace would be the properties most affected by the proposal.

In respect of The Burrows boundary, the proposed garage and balcony would be positioned approximately 14m distant and the proposed rear extension approximately 15.5m. The layout of The Burrows is similar to that of the application site's, with a large parking area at the front of the property and steps up to the dwelling. There are no windows in the side elevations of The Burrows which face the application site, however there is a glazed porch area. The proposed balcony area would enable overlooking to the front and side of The Burrows, however views into these areas are already afforded from the public highway and the side garden area of the application property. Given the location of the proposed extensions and their distance from The Burrows and the existing relationship between the properties, the development would not cause any significant issues in relation to overbearing or loss of light and no significant increase in the degree of overlooking above that which is currently experienced.

Turning to No's 15 and 16 Leigh Terrace, the proposed garage and balcony would be positioned approximately 24.5m and 27.1m, respectively, from the rear first floor windows of these dwellings. It is noted that the rear gardens of No's 15 and 16 are hidden from the application site, in part by the steep nature of the topography but also by raised parking areas that have been constructed in the rear gardens of these neighbouring properties. Given that at the closest point, there would be approximately 24m between the rear

elevations of No's 15 and 16 and the proposed balcony, the development would have minimal impact due to the separation distances involved and the proposed balcony would not result in an overbearing form of development, nor would it cause any loss of light or significant loss of privacy to these properties.

It should also be noted that neighbouring properties were consulted, and no letters of representation were received.

In respect of impact on the parking area and highway safety, the internal measurements of the proposed garage are shown on the plans as being 6m by 3m and these dimensions meet with the requirements of CSS Wales Parking Standards 2008. The proposed garage would result in the loss of the existing garage and some of the existing parking area, however, the area of parking available to the dwelling would be large enough for at least 1 other parking space that would meet CSS Wales Parking Standards 2008 requirements and a 6.44m deep turning area. Accordingly, the proposal would not result in a significant change in parking or vehicles moving on to the adopted highway.

The planning Ecologist has suggested that a Preliminary Roost Assessment (PRA) should be undertaken to assess potential adverse impacts on protected species and habitats. However, it is noted that the property would be subject to modest alterations and could be subject of significant alteration without the benefit of planning permission, and this could include a replacement roof. It is considered in this instance that given the location and nature of the proposed works it is not proportionate or necessary to require the applicant carryout a PRA. However, an informative should be attached to any consent to inform the applicant of their responsibility when undertaking works in relation to European Protected Species and birds.

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. The development would have no impact upon green infrastructure or biodiversity interests and would not have any significant impact upon climate change. Given the nature of the proposal, ecological enhancements have not been sought in this instance.

CONCLUSION

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 plan:

Drawing Title: Proposed Plans and Elevations, Drawing No: SC.04.02, Received on 14 May 2025

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

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: 04.07.2025