

DELEGATED REPORT

Application No: P/26/0007

Site Address: 35 Heol Y Glyn
Treharris
CF46 5RX

Development: Single storey front garage extension

Case Officer: Rebecca Owens

Application Expiry Date: 6th March 2026

Consultation reply date expired: 4th February 2026

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front and other dwellings to the sides and rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for a single storey front garage extension. The proposed extension would be located to the front of the existing integral garage. It would be 5.41m in depth by 3.59m in width, with a pitched roof that has a maximum ridge height of 3.96m. The garage would have double garage doors and a pedestrian door in its front elevation and a window in each of the side elevations. It would have a brickwork finish to the external elevations and the roof would be covered with clay tiles (matching the existing dwelling).

It is also proposed to remove a 4m section of the existing boundary wall to provide a new access point onto the hardstanding to facilitate parking to this area.

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 - Highway safety concerns raised

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 in a residential area which is characterised by dwellings of varying designs and scales. As such there is no uniformity between dwellings within the street scene. It is recognised that generally front extensions are not supported due to their prominence and significant impact on the character of a property and the wider area. However, in this instance, given the wide variations between property styles, it is not considered that the front extension would be visually harmful. It would be of a sympathetic scale and matching materials and would sit in front of an existing garage door. Accordingly, within this setting the extension is found to be acceptable.

Regard has also been had on the impact of the development on the residential amenities of neighbouring occupiers. In this respect it is noted that the development would be erected in close proximity to the boundary with 33 Heol Y Glyn, which occupies a lower level than the application site. Despite this difference in level and the having regard to the depth of the extension, it is not considered that there would be an overbearing impact as the extension would be set back 2.2m from the adjoining boundary and would have an eaves height of 2.9m. In addition, it is not thought that there would be any harmful overshadowing or loss of light. It is recognised that the extension would feature a window in its side elevation which would look directly towards 33 Heol Y Glyn and that this property has a window in its front elevation. However, given that the window would serve a garage and views would be angled and somewhat obscured by the existing boundary treatment, it is not on balance considered that the impact would be significant enough to warrant the

refusal of the application. In this respect it is also noted that no objections were received following the publicity exercise.

It is noted that the application site currently benefits from an integral garage and large hardstanding to the front that would provide parking for at least 3 vehicles. The proposed garage extension would be erected in front of the proposed garage thus removing this space and taking up a space on the driveway. The Head of Engineering and Highways has raised concerns that the garage dimensions are too small to meet the required size for a single garage to be deemed as providing a parking space and with respect to the limited space between the front elevation and the highway. He has noted the Wales Parking Standards 2014 states that:

“Garages may only be counted as parking spaces if they have clear internal dimensions, as suggested by Manual for Streets, for a single garage of 6m x 3m. If disabled access is required, these dimensions must be increased to 6m x 3.8m. All properties with a garage must also have a 6m long driveway which has a width of not less than 3.6m.”

Despite the garage being of a substandard size, it is recognised that it could be increased in depth to 6m. However, there are significant concerns with respect to the lack of space to the front of the garage. Even with the current dimensions, the driveway between the garage and highway would be between 3.5m and 4m in depth and as such a vehicle would need to overhang the highway while the garage was opened and closed. This is further exacerbated by the proposed outward opening doors which would require additional clearance of just over a metre reducing the waiting area for the parking vehicle to between 2.5m and 3m. It is considered that this creates a poor and harmful arrangement which would impact on the free flow of pedestrians and traffic and adversely impact on highway safety contrary to Policy SW11 of the LDP.

Notwithstanding the above, with respect to parking provision, it is noted that there would still be parking available on the hardstanding for 2 vehicles which is considered to be sufficient to meet the needs of the property.

The application has been supported by a Green Infrastructure Statement (GIS) as required by chapter 6 of Planning Policy Wales (edition 12). This notes that the garage extension would be erected on an existing hardstanding and as such there would be no loss or impact upon of green infrastructure. However, a net benefit to biodiversity has not been demonstrated nor have ecological enhancements been proposed. Having regard to the scale and nature of the development which only relates to a modest garage extension on an existing driveway, it is not considered that this would justify the refusal of the application as net benefit and ecological enhancement could be sought and secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

In reaching the recommendation, the requirements of section 3 and 5 of the Wellbeing of Future Generations (Wales) Act 2015 have been taken into account. The recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Minister's well-being objective of supporting safe, cohesive and resilient communities.

Accordingly the following recommendation is made:

RECOMMENDATION: BE REFUSED

1. The proposed garage by virtue of its substandard size and insufficient driveway depth to the front, would represent a poor form of development which would cause obstruction to the adjacent highway and adversely impact on highway safety contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 18.02.2026