

# DELEGATED REPORT

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| <b>Application No:</b>                  | <b>P/26/0028</b>                                                                                                         |
| <b>Site Address:</b>                    | <b>3 Milbourne Terrace<br/>Merthyr Tydfil<br/>CF47 0UG</b>                                                               |
| <b>Development:</b>                     | <b>Two storey rear extension with front canopy roof and re-profiling of ground level to rear garden with alterations</b> |
| <b>Case Officer:</b>                    | <b>Rebecca Owens</b>                                                                                                     |
| <b>Site Visit:</b>                      | <b>25th February 2026</b>                                                                                                |
| <b>Application Expiry Date:</b>         | <b>22nd May 2026</b>                                                                                                     |
| <b>Consultation reply date expired:</b> | <b>18th March 2026</b>                                                                                                   |

## APPLICATION SITE

The application relates to a mid-terraced dwelling located in a mainly residential area within the settlement boundary. The site has a split curtilage with part of the garden separated from the site by a lane. There is a highway to the front and other dwellings on either side.

## PROPOSED DEVELOPMENT

Full planning permission is sought for a front canopy, two storey and single storey rear extensions, reprofiling of the rear garden and other external works.

The front canopy would span across the front elevation above the bay window and main entrance. It would comprise of a mono-pitched roof.

An existing single storey rear annexe is to be demolished and a two storey and single storey rear extension erected. The two storey extension would be almost full width of the rear elevation (5m) and would be 3.85m in depth. It would have a pitched roof with a ridge height of 7.22m. Off the rear elevation of this extension a single storey extension is proposed which would be the same width and 2.65m in depth. This would have a mono-pitched roof with a maximum height of 3.68m which would incorporate two roof lights. There would be two first floor windows in the rear elevation of the two storey extension and the single storey extension would feature a ground floor window and large glazed door in its rear elevation.

A patio area is also proposed adjacent to the rear elevation of the above extension which would require the excavation of some of the higher garden level. A new retaining wall is

proposed which would be approximately 1m in height, with a second retaining wall 1m back from this and approximately 0.87m in height.

Other external alterations include:

- the introduction of two roof lights into the rear roof plane of the main roof;
- a flue exiting through the front roof plane with a height of 0.8m above the roof plane (0.5m above the ridge).
- the installation of a sparrow terrace on the rear elevation of the two storey extension;
- a hedgehog gate; and
- 3 square meters of Native wildflower planting

## PLANNING HISTORY

There is no recent planning history which needs to be considered when determining this application.

## 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 and a site notice was displayed within the vicinity of the site.

One letter of objection was received following this publicity exercise. The main points raised within this are summarised below:

- The development would restrict light into the rear windows and garden of the neighbouring property
- Concerns over impact on existing rear drainage system.
- Access to neighbours parking
- Impact on stability of neighbouring property

Local ward councillors have been informed of the concerns raised by local residents and have not requested the application be present to the planning committee as such the application is to be determined under the delegated power by the Director of Neighbourhood Services.

## 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 proposal includes the erection of a canopy on the front elevation and it is noted that this is a feature found on three of the other dwellings which make up this terrace of six properties. Having regard to this, it is not considered that the proposed canopy would appear incongruous or out of place and it would not harm the character or appearance of the front streetscene.

The rear street scene is characterised by rear annexe and extensions which vary in their scale and appearance, including both single storey and two storey additions. The proposed extensions are considered to be of an acceptable design which would represent a proportionate addition to the property. Furthermore, having regard to this context they would not appear discordant or adversely impact on the visual amenities of the area which it is noted falls within Urban Character Area 4. In addition, no concerns are raised with respect to the visual impact of the reprofiling works or other external alterations proposed. The development would therefore comply with Policies SW11 and CW1 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 site is bound on either side by other dwellings. The proposed extensions would be erected almost hard on the boundaries with these properties resulting in built development spanning a depth of 6.5m along the boundary lines, with 3.85m being two storey and 2.65m being single storey in height. The dwelling to the north west, known as 2 Milbourne Terrace has a single storey rear annexe which is set off the boundary with the application site. This contains windows in the elevation opposite the site and there is a ground floor window and first floor windows in the main rear elevation of the dwelling. The proposed extensions would result in the narrow section of garden between the neighbours' annexe and the boundary line being flanked by the development. It is recognised that the extensions may have a degree of overbearing impact and result in some overshadowing to this part of the garden during the morning, and that there may be some loss of light to the neighbouring windows (particularly those at ground floor level) as a result of the development. However, the extensions are considered to be of a modest size and on balance it is not considered that they would appear oppressive or that the loss of light would be to such an extent that would be deemed sufficiently harmful to refuse the application. It is also noted that this is a common arrangement between terrace properties where a neighbour extends full width. With respect to the dwelling to the south east (4 Milbourne terrace), this property already benefits from rear annexes hard on the boundary line which are over 5m in depth, the proposed extensions would therefore not have any overbearing impact or result in any unacceptable overshadowing or harmful loss of to the first floor windows.

The only windows and doors proposed are in the rear elevations. It is acknowledged that there would be an element of overlooking across the gardens of the neighbouring properties but this would be typical of the arrangement found between terrace properties and as such is not found to be unacceptable. Similarly, with respect to the other alterations and reprofiling works no concerns are raised with respect to their impact on residential amenity.

This whilst it is recognised that one objection was received to this application which raised loss of light and overshadowing as an issue, on balance, it is not considered that the impact would be significant enough to warrant the refusal of the application on such grounds. The development is there found to be in accord with Policy SW11 of the LDP.

As noted above, one letter of objection was received following the publicity exercise. Impact on residential amenity including loss of light/overshadowing has been considered above. However, in response to the other points raised the following comments are made:

- It is not clear from the objector's submission what concerns he has with respect to impact on the existing rear drainage but drainage from the extension would be covered by the building control process and any damage as a result of the development would be a civil matter.
- The objector has not explained their concerns regarding access to park their car to the rear but this would not be a material planning consideration. Any obstruction or works impacting on an adopted highway would be a matter for the highway department and would likely require separate consent.
- The foundations of the development would be covered by the building control process and again any damage to the neighbours dwelling as a result of the development would be a civil matter.

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 an extension to the dwelling and other minor alterations, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, the development includes the provision of a bird box, wildflower planting and a hedgehog gate. These would contribute to the wider green infrastructure objectives. The proposed development would 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:

Proposed elevations, proposed floor plans, proposed site plan and proposed section, Drawing Number: MILBOURNE 3 PRPSD 02, Received 16 February 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. Before the extensions hereby approved are brought into beneficial use a hedgehog gate and sparrow terrace shall be installed in accordance with drawing number MILBOURNE 3 PRPSD 02 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.

5. The wildflower area shall be provided in the first planting and seeding seasons following the completion of the development in accordance with drawing number MILBOURNE 3 PRPSD 02 and any 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 accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

**RECOMMENDATION ENDORSED**



**Director of Neighbourhood Services**

**DATE: 20.04.2026**