

DELEGATED REPORT

Application No:	P/24/0178
Site Address:	Park View Bungalow Merthyr Road Troedyrhiw
Development:	Increase ridge height to create new first floor, rear and side single storey extension and detached garage.
Case Officer:	Marlene Ferreira
Site Visit:	1st August 2024
Application Expiry Date:	9th April 2025
Consultation reply date expired:	28th August 2024

APPLICATION SITE

The application site relates to a detached dwelling with detached garage located off Merthyr Road, in the area of Troedyrhiw. The property, a single storey, double pitched building, with front and rear porches, is finished with concrete roof tiles and rendered elevations. It is discretely sited off a private lane with one other property, a detached dormer bungalow known as Gracelands, and enclosed from the wider area by a high hedge, trees and other mature vegetation. The area surrounding the property forms part of the Troedyrhiw Playing Fields Open Space.

The property adjoins the boundary with Graceland to the east and the Troedyrhiw Playing Fields Open Space to the north, west and south.

PROPOSED DEVELOPMENT

This application seeks planning permission to refurbish the existing dwelling to include an increase to its ridge height and a side and rear extension. A new garage is also proposed.

The existing dwelling would be extended in ridge height from approximately 4.2m to 6.7 metres. The gabled roof design would also include a flat roof dormer to the western roof elevation. An 'L' shaped flat roof extension, with roof lantern, with a minimum width of 3.7m, a maximum width of 12.2m and a maximum height of 2.9m (3.3m with roof lantern) would be constructed along the rear and side of the property. The proposed gable fronted property would provide a kitchen/dining/living area, 2 bedrooms, a WC and a utility room at ground floor, and a bedroom and a bathroom within the extended roof space. The dwelling would be finished with a metal clad roof, render and brickwork elevations and UPVc windows.

A new detached garage is also proposed within the curtilage of the property. This would be sited to the southwest of the property and would measure 8m wide, 3.5m deep and 2.7m in height. It would be finished with rendered elevations and a rubber roof.

During the site visit it was noted that the front and rear porches and other walls of the dwelling had already been demolished. The roof of the property had also been completely removed. Extensive excavation works were also underway at the rear of the property. The former garage to the side of the property and outbuilding to the rear of the property had also been demolished.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

The Council's Ecology Officer	No objection, subject to conditions.
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Welsh Government Highways	No objection.
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PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining occupiers and a site notice was displayed within the vicinity of the site. No letters of representations have been received as a result of this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: The National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extensions and alterations to the property, would be an acceptable form of development with regards to their impact upon the character and appearance of the

property and the area. The impact upon residential amenity and ecology are also important considerations.

Character and Appearance

The proposed development includes numerous alterations to the property, as previously described. The proposed rear and side extension amounts to a substantial addition which would run along the rear and side of the property. However, given its single storey scale and flat roof design, the development would appear as a modern and sympathetic addition to the dwelling which would not dominate its primary frontage. Its material finishes would also be fitting to the design of the property and appear acceptable.

The most prominent alteration relates to the increase in the roof height of the property and its change in roof design, from a shallow double gable to a single steep gable. Although it is recognised that the proposed gable fronted feature with metal clad roof would be completely at odds with the neighbouring property, Gracelands, the proposal will serve to increase accommodation at the property, add interest and modernise its design and appearance. Indeed, the former existing dwelling was also of a design and appearance which was not in context with the neighbouring dormer bungalow (Gracelands). Furthermore, the dwelling, as explained earlier, is located in a discrete location, largely screened by a mature hedgerow and other vegetation, and sits adjacent to only one other dwelling (Gracelands). Thus, its change in design and appearance would therefore not be deemed harmful to the character or appearance of the dwelling or the wider area. It is also noted that the new garage, by virtue of its siting, scale and design, would be an acceptable addition which would not have any adverse impact on the character or appearance of the extended dwelling.

The proposal would therefore amount to a proportionate and sympathetic form of development which would not be deemed detrimental to its immediate context or wider area. As such, it would accord with LDP Policy SW11.

Residential Amenity

The existing dwelling, as noted above, lies adjacent to a detached dormer bungalow, Gracelands, and this is the neighbouring dwelling most likely to be impacted by the proposed development.

In respect of the increase to the roof height of the property, which would result from the change in the existing roof design, this would be deemed acceptable. The application dwelling lies approximately 6m away from the dividing boundary with the neighbouring property and a further 2 metres from the neighbouring property itself. Thus, whilst the roof height would increase by approximately 2.5 metres, it would not come any closer to this neighbouring dwelling and as such, would not have any significant overbearing or loss of light impact on this neighbouring dwelling, particularly since the roof design would be sloping away from this neighbouring property. It is also noted that no new roof lights would be added to the eastern roof elevation and as such, there would not be any additional overlooking opportunities resulting from this development. Likewise, the rear extension, although this would project to the rear of the property, it would not be any closer to the neighbouring dwelling. Indeed, as a single storey addition, it would not have any adverse impact on the amenities of these adjoining occupiers.

The proposed development would therefore not have any significant overbearing, loss of light or loss of privacy impact on the amenities of these nearby occupiers. The relationship between the proposed dwelling and the neighbouring property is therefore considered acceptable and would accord with LDP Policy SW11.

Ecology

The proposed development was considered by the Council's Ecologist and given the condition of the dwelling, parts of which were already demolished, it was requested that a Preliminary Roost Assessment (PRA) and a Preliminary Ecological Appraisal (PEA) be submitted in support of the application. A PRA report, a PEA report and Bat Activity Survey Report was received on the 6th December 2024.

The PRA report concluded that the property was deemed to have low suitability for bats given the disturbance which it had suffered, and as such one dusk activity survey was requested to be undertaken. The PEA concluded that there was no evidence that bats were using the building, and as determined in the PRA the property had low suitability for bats. Instead, it found that it is likely that bats were using the area for forage and commute. It also found that there was no badger activity on-site, that the building offers suitability for nesting birds (and that works should be undertaken outside nesting season), that reptiles or amphibians were not visually confirmed during the appraisal, and put forward precautionary measures to avoid injury or death to reptiles which may be potentially on-site.

The findings of the Bat Activity Survey, concluded that common and soprano pipistrelles utilise the area for foraging and a single brown long-eared bat was recorded commuting across the survey area. An NRW EPS Licence is therefore not required to undertake the proposed development. It also recommended that bat boxes be erected, that works be undertaken during the daytime and that any additional lighting be avoided to prevent any disturbance to foraging and commuting bats using the habitat at night.

Under chapter 6 of Planning Policy Wales (edition 12) it requests that applications should be supported by Green Infrastructure Statements (GIS). A Green Infrastructure Statement was received on the 3rd March 2024. The statement included enhancement and mitigation measures including the creation of a compost heap, erection of a hedgehog box, erection of bird boxes and wildflower planting etc.

The Council's Ecologist has reviewed all reports submitted and has not raised any concerns with the recommended mitigation, compensation and enhancement measures put forward, provided a suitably worded condition is added to any planning permission granted to ensure that the development is carried out in accordance with the submitted information. The proposed development would therefore accord with LDP Policy EnW1.

CONCLUSION

The proposed development for the reasons discussed above is therefore considered acceptable and would comply with the relevant LDP policies.

Finally, 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 Ground Floor Plan Drawing Number PV-02 Rev C, received: 12th February 2025;
- Proposed First Floor Plan Drawing Number PV-03 Rev C, received: 12th February 2025;
- Proposed Elevations Drawing Number PV-04 Rev D, received: 12th February 2025;
- Proposed Site Plan Drawing Number PV-06 Rev, received: 12th February 2025;
- Green Infrastructure Statement, received: 3rd March 2025;
- Bat Activity Survey Rev 1, received: 6th December 2025;
- Preliminary Ecological Appraisal Rev 2, received: 6th December 2025;
- Preliminary Roost Appraisal Rev 1, received: 6th December 2025;
- Technical Note - Roof Strip, received: 6th December 2025;
- Precautionary Non-Licensed Method Statement, received: 15th November 2024.

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

3. **No external lighting shall be installed**, until a detailed lighting scheme has first been submitted to and approved in writing by the local planning authority. The lighting scheme shall demonstrate dark zones at the boundaries and across the site, dark corridors for bat foraging/commuting with access points to bat boxes to remain unilluminated. The lighting scheme must conform to the latest guidance for wildlife-friendly lighting. Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting>. The lighting scheme shall be carried out in accordance with the approved details.

Reason - To protect the natural environment and important habitat in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. Prior to the beneficial use of the dwelling hereby approved, the enhancement measures proposed, as stipulated in the recommendations set out in the Preliminary Roost Appraisal, Preliminary Ecological Appraisal, Bat Activity Survey and Green Infrastructure Statement shall be implemented and shall be retained thereafter in perpetuity.

Reason - To protect the natural environment and important habitat in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 21.03.2025