

Agenda Item 5

DATE WRITTEN	2nd March 2026
REPORT AUTHOR	Judith Jones
CASE OFFICER	Marlene Ferreira
COMMITTEE	Planning and Regulatory
COMMITTEE DATE	11th March 2026

Application No.
P/25/0316

Date
25th November 2025

Determining Authority
MTCBC

Proposed Development

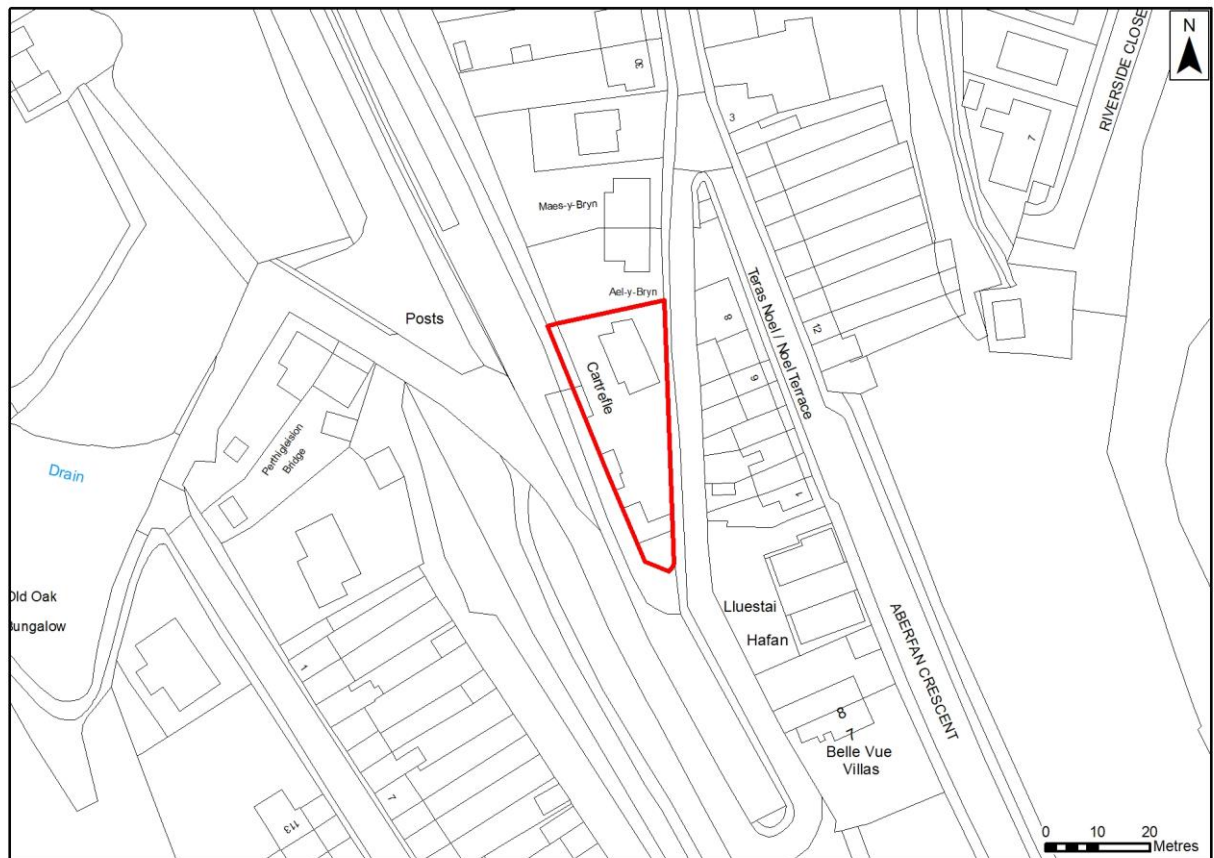
Location

Name & Address of Applicant/Agent

Proposed front dormer windows,
demolition of existing storage
sheds and new garage and store

Cartrefle
Station Hill
Aberfan
Merthyr Tydfil
CF48 4PR

Mr Bradley Hughes
c/o Mr Ken Bateman
20 Dane Street
Merthyr Tydfil
CF47 8SF



P/25/0316

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This application is being reported to Planning Committee, as the applicant is an officer working in the Building Control Department.

APPLICATION SITE

The application site relates to a large detached dwelling (Cartrefle), located off Station Hill in the residential area of Aberfan. The dwelling, which is elevated above the front highway (Station Hill), is accessed via an array of steps, since Station Hill slopes down significantly from the south to the north. A secondary access is also provided to the rear, western part of the site, off a privately owned lane, which runs alongside Cartrefle and provides vehicular access into the property's elevated rear garden and driveway.

The property, which is finished in dashed render, with concrete roof tiles and UPVc windows, features bay windows either side of a central portico entrance framed by brickwork detailing. It appears to have been extended to its side elevation. Numerous outbuildings have also been constructed within its garden area.

The property sits within a relatively spacious plot and is perceived as being somewhat segregated from other nearby properties, given its stonework and rendered wall enclosure around its perimeter. The surrounding area comprises a variety of properties, from terraced and semi-detached properties, as well as detached dwellings, all of which are modest in scale and design and traditional in appearance. Many of the surrounding properties have also been extended, mainly via rear additions.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct two dormers to the front of the property, install a new window to the side elevation of the property and construct a garage with workshop/store within the property's rear garden.

The proposed dormers would comprise a pitched roof design and would each measure approximately 1.2m wide, 3.15m deep with a 1.95m ridge height. The dormers would be finished with rendered elevations, concrete roof tiles and UPVc windows, and would provide additional natural lighting and head room within the loft area (which would continue to be used for storage purposes). A new window would also be installed on the southern (side) elevation. The new UPVc window would also provide additional natural lighting into the loft area.

The proposed garage and workshop/store would be located within the south western part of the garden, following the demolition of the existing outbuildings. The garage and workshop/store, which would be finished with rendered elevations, tiled roof and two roller shutter doors, would measure approximately 11.35m wide by 7.25m deep with a 4.1m ridge height. It would be accessed off a privately owned lane, which leads off Station Hill.

PLANNING HISTORY

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

CONSULTATION

Head of Engineering and Highways

No objection, subject to conditions.

Ecology Officer

No objection, subject to the submission of further information and subsequent conditions.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining occupiers on 27.11.2025 and a site notice was displayed within the vicinity of the site on 04.12.2025. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

The following policies within the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- Policy SW4 – Settlement Boundaries
- Policy SW11 – Sustainable Design and Placemaking
- Policy EnW1 – Nature Conservation and Ecosystem Resilience

Supplementary Planning Guidance (SPG)

- SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed works, in terms of their siting, design and scale, would be an acceptable form of development with regards to their impact upon the character and appearance of the property and the street scene. The impact upon residential amenity, ecology and highway safety are also important considerations.

Character and Appearance

It is noted that the proposed development would include the introduction of roof dormers to the primary elevation of the property. Whilst dormers do not appear to be a typical feature within the street scene, the proposed dormers would not be considered to visually harm the appearance of the property. Indeed, the small-scale dormers would be evenly spaced across roof plane, aligning with the existing fenestration arrangement and would comprise a sympathetic pitched roof design with matching material finishes. As such, the proposed dormers would appear as a proportionate and sensitive addition to the roof of the property, which would not cause any significant adverse impact to the character and appearance of the dwelling or the wider street scene. This part of the proposal would therefore be considered acceptable and accord with LDP Policy SW11. Likewise, the addition of a new southern side

facing window, given its appropriate siting, proportionate scale and material finishes, would also be considered acceptable and accord with LDP Policy SW11.

It is recognised that the new garage and workshop/store would amount to a substantial structure in the garden which would be visible from Station Hill. However, it is also noted that this new building would replace the sizeable existing ad-hoc structures, which are also visible from Station Hill. It is considered that the new garage and workshop/store would appear less harmful than the ad-hoc structures, which appear to be unmaintained and in a state of disrepair. It is also acknowledged that the new building would appear noticeably higher than those existing, particularly when viewed from the private access road to the west, since it would rise above the enclosing boundary wall along the rear western perimeter of the dwelling. This additional height however, would not be considered harmful to the character or appearance of the property or that of the wider street scene. Indeed, it is generally accepted that some domestic properties could be served by a garage building of this scale and height, and this would not warrant the refusal of the application. Furthermore, the garage and workshop/store would comprise a proportionate and sympathetic design and would be finished in appropriate materials. Thus, the proposed garage and workshop/store would be considered an acceptable form of development within the garden of Catrefle and would therefore accord with LDP Policy SW11.

Residential Amenity

The existing dwelling adjoins the boundary with No. 1 Ael y Bryn to the north, and this is the neighbouring property most likely to be impacted by this proposal.

Given that the new dormers would be located at roof level and would be front facing, any additional overlooking would be towards Station Hill. As such, it would not have any impact on the privacy of the adjoining property to the north. Whilst it is noted that there is a row of terraced dwellings on the other side of Station Hill, the extent of overlooking from the proposed roof dormers, given their high positioning, would be similar to the extent of overlooking from the existing first floor front facing windows of the existing property. As such, the proposed dormers would not be considered any more harmful to the private amenities of nearby occupiers. Indeed the windows are intended to provide natural light into the loft area and are not intended to serve a habitable room.

Likewise, the proposed garage and workshop/store building would not be considered to have any adverse impact on nearby adjoining properties. The building would be located in the southwestern part of the garden and as such would be sited a significant distance away from the neighbouring dwelling to the north. Thus, the proposed garage and workshop/store would not be deemed to have an overbearing, loss of light or loss of privacy impact upon neighbouring properties. Furthermore, it is noted that no concerns have been raised by the local residents following the publicity exercise. Therefore the proposal complies with LDP Policy SW11.

Ecology

The proposed development was considered by the Council's Ecologist and it was requested that a Preliminary Ecological Appraisal (PEA) of the site be submitted and should include a Preliminary Roost Assessment (PRA) of the onsite buildings. Given that the works are proposed on a residential property, where development can often be undertaken without

planning permission, the request for a PEA and PRA in this instance was deemed to be unreasonable. However, it is noted that a Beaumaris bat box would be provided, as indicated on the proposed plans. These enhancement works would be in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' and would therefore be welcomed.

It is also noted, under chapter 6 of Planning Policy Wales (edition 12) that applications should be supported by Green Infrastructure Statements (GIS). However, due to the scale and nature of the development, the submission of a GIS would be deemed disproportionate and unreasonable. Notwithstanding this, ecological enhancements would be provided (as mentioned above) which would contribute to the wider green infrastructure objectives. Thus, the proposed development would therefore be considered acceptable and accord with LDP Policy EnW1.

Parking and Highway Safety

The proposed development, as noted previously, includes the provision of a garage and workshop/store in the southwestern part of the garden. The Head of Engineering and Highways has considered the proposed plans in respect of the proposed garage and has not raised any concerns with its overall scale, siting, access or the number of parking spaces to be provided. The proposed development is therefore not considered to adversely impact upon highway or pedestrian safety. Thus, it would amount to an acceptable development which would accord with LDP Policy SW11.

CONCLUSION

For the above reasons, the proposed development is considered acceptable and would comply with the relevant policies and guidance.

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 plans and Elevations Drawing Number GA002 Rev A, received: 25th November 2025;
- Proposed Garage plans and Elevations Drawing Number GA003, received: 25th November 2025;
- Proposed Block Plan, received: received: 25th November 2025.

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

3. Prior to the beneficial use of the development hereby approved, the enhancement measures proposed, as annotated in the submitted plans (Proposed Plans and Elevations, Drawing Number GA 002 Rev A, received 25.11.2025), 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 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. If a drop kerb is required, an application form to obtain permission for this aspect of the development can be obtained from the highways department.

Website: <https://www.merthyr.gov.uk/resident/parking-roads-and-travel/roads-footways-and-pavements/dropped-kerb/>

Email: Highways.CustomerCare@merthyr.gov.uk

Tel no: 01685 727470 or 725000

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