

DELEGATED REPORT

Application No:	P/26/0190
Site Address:	1 St Marys Close Merthyr Tydfil CF47 8YS
Development:	Erect a storm porch to front elevation and replacement of roof over study area
Case Officer:	Kate Glover
Site Visit:	9th September 2026
Application Expiry Date:	28th October 2026
Consultation reply date expired:	30th September 2026

APPLICATION SITE

The application site relates to a detached dwelling positioned at the entrance to a cul-de-sac of similarly designed dwellings. The application dwelling is set back and separated from the highway by a front garden, with a driveway located on its eastern side. Attached to the principal elevation is a projecting single-storey extension, which is an 'L'-shaped, flat-roofed feature providing an enclosed porch and living accommodation. The 'L' Shape is formed by the porch area being recessed behind the line of the front elevation of the living accommodation. The main roof of the property is a traditional pitched roof, finished with concrete tiles, and the external elevations are a mixture of light coloured stone cladding and render.

As noted above the application site is part of a cul-de-sac comprising dwellings of a similar design and materials. Due to the site's location at the beginning of the cul-de-sac, opposite and adjacent to the site are attractive dwellings which are Victorian/Edwardian in character and appearance.

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

PROPOSED DEVELOPMENT

The application seeks planning permission to extend the porch by repositioning its front elevation so that it is in line with the larger extension on the principal elevation of the property. The enlarged porch and the extension would then be re-roofed with a lean-to roof.

The submitted plans identify the proposed external materials, including white uPVC frames, clear glazing, brown lightweight composite roof tiles and white uPVC fascia and guttering.

The proposal also incorporates biodiversity enhancement measures comprising wooden bat and sparrow terrace, which would be located on the west and north elevations respectively.

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

No letters of representation 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) (PPW).

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 5, Nature and Development
- Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider in 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 and ecology.

In terms of the principle of development, the proposal would be constructed within the residential curtilage of a property which itself is located within the settlement boundary. As such the principle of development is acceptable and meets with the requirements of LDP Policy SW4.

Regarding the visual impact of the development, while the works would alter the appearance of the principal elevation of the property, the proposed enlarged porch and roof alterations are considered to be acceptable in terms of their scale, form and appearance and would remain proportionate to the host dwelling. The application states that the proposed external materials would match those used on the existing dwelling, and this is acceptable in terms of the final appearance of the development.

It is noted that other properties within the cul-de-sac have undergone similar extensions and/or alterations to their principal elevations. The development would therefore not appear incongruous within the established residential character of the area.

Accordingly, the proposal meets with the requirements of LDP Policy SW11.

Turning to the potential impact on the residential amenities of neighbouring properties, due to the nature, scale and position of the proposal, the development would not give rise to any material concerns in respect of overlooking, loss of privacy, overbearing impact or loss of light.

The proposal is therefore acceptable in terms of LDP Policy SW11.

In relation to ecology and biodiversity, the Planning Ecologist has not raised any objections to the proposal. However, the Ecologist has queried the standard of the information submitted in relation to Green Infrastructure and whether an alternative form of biodiversity enhancement (planting) could be provided within the front and rear garden areas.

In relation to these matters, the proposal relates to modest alterations to an existing dwelling and is not considered to give rise to an unacceptable impact upon biodiversity. The Ecologist's comments have been fully considered and, given the scale of the development, the content of the submitted Green Infrastructure Statement and the biodiversity enhancement measures proposed are considered appropriate. It would therefore be unreasonable to request further information or alternative biodiversity enhancement measures in this instance.

The ecological enhancements can be controlled by condition, thus providing additional habitats in the local area and contributing to the wider green infrastructure objectives and the requirements of PPW and LDP Policy EnW1.

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.

Having regard to the policy context above, the proposal is considered to be acceptable and 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 document:

Drawing Title: Block Plan (1:500 scale), Received on 15 September 2026

Drawing Title: Plan 2 of 2, Drawing Number 146804, Received on 2 September 2026

Ecological Enhancement Section of the Planning & Climate Change, (GI) Biological Diversity, Design & Access Statement, Received on 2 September 2026

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

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **Prior to the development hereby approved coming into beneficial use** the bat box and sparrow terrace shall be provided in accordance with approved plan Drawing Title: Plan 2 of 2, Drawing Number 146804, and Ecological Enhancement Section of the Planning & Climate Change, (GI) Biological Diversity, Design & Access Statement. The bat box and sparrow terrace shall be maintained in accordance with the approved plan and document in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy Policy ies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Development Plan .

5. No external lighting within the control of the owner or occupier of the application property shall be installed or operated where it would directly illuminate the bat box or sparrow terrace hereby approved.

Reason - In the interest of maintaining and enhancing biodiversity and to accord with Planning Policy Wales and Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement 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 *G. Davies*

PP Director of Neighbourhood Services

DATE: 2nd October 2026