

DELEGATED REPORT

Application No:	P/26/0020
Site Address:	10 Blanche Street Dowlais Merthyr Tydfil CF48 3PE
Development:	Two storey rear extension
Case Officer:	Gareth Davies
Site Visit:	9th February 2026
Application Expiry Date:	10th April 2026
Consultation reply date expired:	26th February 2026

APPLICATION SITE

The application site in this instance is a traditional stone built mid-terrace house located on the south western side of Blanche Street, Dowlais. The property is a conventional two storey construction with a modest garden area at the rear which slopes gently in a south westerly direction towards the garden area of no.17 Cross Blanche Street. The application property is stone fronted with a rendered rear elevation and grey roof tiles. The immediate locality is entirely residential in character with properties round about of the same age and type with similar finishes in most cases though some also have render to the front and the use of uPVC cladding on rear elevations is also present. Blache Street has a junction with High Street Dowlais where there is a restaurant to one side and a convenience store to the other side.

PROPOSED DEVELOPMENT

The proposed development seeks permission for the demolition of the existing lean-to single storey extension which houses the kitchen and bathroom area and the construction of a two-storey rear extension. The proposed extension will have dimensions of 4.5m deep by 3.25m wide and 7.25m high at its highest point allowing for the pitched roof and a drop in levels into the garden area. The extension will occupy two thirds of the width of the property at the rear. Externally the extension will be finished with a spar dash render with concrete tiled roof to match the existing. Windows doors and rainwater goods will all be in uPVC. Internally the extension will provide a kitchen and utility area at ground floor with a bedroom with en-suite bathroom above.

PLANNING HISTORY

None

CONSULTATION

None undertaken

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 letters were sent to the adjoining properties on 5th February 2026.

No objections or observations have been received as a result of the 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 wellbeing of our communities.

National Planning Policies

Planning Policy Wales 12 (Edition 12 February 2024)

Local Planning Policies

The Merthyr Tydfil County Borough Council Replacement Local Development Plan:

Policy SW11: sustainable design and placemaking is relevant in the determination of this application.

Supplementary Planning Guidance Note 6: A Design Guide for Householders

PLANNING CONSIDERATIONS

The rear of properties on this side of Blanche Street feature one and two storey extensions and annexes of varying scale and design, indeed the adjacent property, 11 Blanche Street, has an established two storey extension of slightly larger proportions than that proposed at No.10. As such the proposed development is considered to be both proportionate to the host dwelling and in keeping with the size and style of extension prevalent in the area. Consequently, the proposed development is considered acceptable in terms of its impact on the character and appearance of the host dwelling or the visual amenity of the wider locality. As such the proposed development accords with the requirements of Replacement Local Development Plan Policy SW11.

The proposed development has the potential to impact the amenity of adjacent residential properties notably 9 Blanche Street where it will be built closest to the property boundary. The extension would project 4.5m from the original rear wall of the main dwelling, and will have some impact on the amenity of no 9, however, given the orientation of the properties with no.9 sitting south east of the application the impact would be minimal and not so significant that it would warrant the refusal of the planning application. The property at 17 Cross Blanche Street has windows to the side elevation facing the rear of the application

property though this is not an issue as the proposed extension only has non habitable room windows facing them, in this case a utility area and en-suite bathroom. As such the proposed development accords with the requirements of Replacement Local Development Plan Policy SW11.

Chapter 6 of Planning Policy Wales (12th Edition) requests applications be supported with a Green Infrastructure Statement (GIS). In this instance given the scale and nature of the proposed development there will be no loss of green infrastructure, and as such the submission of a GIS is considered disproportionate and unreasonable. Whilst the plans do not indicate any biodiversity benefit resulting from the proposed development it can be secured through the use of an appropriate planning condition.

CONCLUSIONS

The proposed development is part of a wider scheme that aims for the complete refurbishment of the house bringing it back in beneficial use to modern standards. The proposed extension is acceptable in terms of its overall appearance and in its impact on the amenity of nearby homes. As such a positive recommendation is made.

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 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 in 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.

RECOMMENDATION: BE APPROVED for 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 and existing plans and elevations dated may 2025 and received 5th February 2026.

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

3. Prior to the extension hereby approved being brought into beneficial use, a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 03.03.2026