

DELEGATED REPORT

Application No:	P/25/0296
Site Address:	23 Muriel Terrace Dowlais Merthyr Tydfil CF48 3PB
Development:	First floor extension above existing single storey annexe
Case Officer:	Rebecca Owens
Site Visit:	24th November 2025
Application Expiry Date:	6th January 2026
Consultation reply date expired:	4th December 2025

APPLICATION SITE

The application relates to a mid-terrace dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, a lane to the rear and other dwellings on either side.

PROPOSED DEVELOPMENT

The application property currently benefits from a two storey annexe with a single storey annexe off its rear elevation. Full planning permission is sought for the erection of a first floor extension above the single storey element. This would extend the first floor of the existing two storey annexe by an additional 3m to a depth of 5.54m from the main rear elevation. The roof of the existing two storey annexe would also be changed from a mono-pitch to a pitched roof that would extend over the first floor extension. This would have an eaves height of 5.33m and a ridge height of 6.51m. The roof would include a roof light in each of its planes and a roof light is also proposed in the front plane of the main roof. The extension would also feature a window in its rear elevation serving a bedroom and two new first windows would be inserted into the side elevation of the existing two storey annexe to serve an ensuite and bathroom. These side windows would be fitted with obscure glazing. The extension would be finished with render to match the existing elevations and the roof would be covered.

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.

One letter of objection was received following this publicity exercise. The main concern raised relates to loss of light to the windows of the neighbouring dwelling as a result of the proposed extension.

Local ward councillors have been consulted and they wish the application to be determined under 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 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 rear street scene of the application site features extensions and annexes of varying scales and designs. Whilst it is recognised that the proposal would create a two storey annexe which is 5.54m in depth it is not considered that this would appear out of proportion and the general design is also found to be appropriate. As such, no concerns are raised with respect to its impact on the character of the dwelling itself or indeed the visual amenities of the area in general. As such the development would accord with policy SW11 of the LDP.

Regard has also been had for the impact of the extension on the residential amenities of the neighbouring occupants. In this respect it is noted that the extension would be erected hard on the boundary with the dwelling to the north west known as 24 Muriel Terrace. The extension would extend out for 3m past the existing two storey annexe of 24 Muriel Terrace and run alongside its single storey annexe. With this arrangement it is not

considered that the extension would have an overbearing impact. It is noted that the application site currently benefits from an existing garage which is erected on the higher garden level and is hard on the boundary with this neighbouring property. Whilst the first floor extension would not result in a greater depth of built development along the boundary (being erected above an existing annexe) it is recognised that it would increase the height of this and the impact of this in conjunction with the existing garage has been considered. However, on balance it is not considered that the development would be oppressive or would be harmful enough to warrant the refusal of application on such grounds. It is also noted that the rear elevation of the neighbours annexe features a small first floor bedroom, window and the extension would be in close proximity to this. It is also noted that the objection received raised concerns with respect to loss of light to the neighbouring windows. Having carefully considered the arrangement it is recognised that there may be some loss of light to the first floor window. However, as the extension would project beyond the elevation that contains this window by just 3m and is located to its south east, it is on balance not considered that the overshadowing and loss of light would be harmful enough to warrant the refusal of the application on such grounds.

With respect to the dwelling located to the south east (namely 22 Muriel Terrace), the extension would be set in from the shared boundary with this property by approximately 1.84m. Having regard to this, it is not considered that it would have an overbearing impact or indeed result in any harmful loss of light or overshadowing. It is noted that the proposal includes the insertion of two windows in the side elevation of the two storey annexe which would face directly towards this property but these would serve an ensuite and bathroom and be fitted with obscure glazing. With the inclusion of a condition that requires these to be permanently maintained with obscure glazing and only openable 1.7m above the floor, it is not considered that there would be any harmful loss of privacy or overlooking.

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 a first floor extension above an existing annexe and thus no loss of green infrastructure, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, it is noted that the submitted plans make reference to the need to provide net benefit for biodiversity and include the provision of a sparrow terrace and bat box as means of achieving this whilst also providing an ecological enhancement. This is considered to be acceptable and can be secured by condition. As such the development would 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:

Drawing Title: Proposed Plans and Elevations, Drawing Number: MT-02 Rev. A, Received 11 November 2025.

Drawing Title: Site Plans, Drawing Number: MT-03 Rev. A, Received 11 November 2025.

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 roof surface 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. **BEFORE** the extension hereby approved is brought into beneficial use, a bat and bird box shall be provided in accordance with drawing number MT-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. Before the development hereby permitted is brought into use, the windows in the side elevation of the two storey annexe (serving a bathroom and ensuite) shall be fitted with obscured glazing in accordance with drawing number MT-02 and any part of the windows that are less than 1.7m above the floor of the room in which they are installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-
 - i) work on an existing wall shared with another property;
 - ii) new building on the boundary with a neighbouring property; or
 - iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

2. 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.

3. 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: 16.12.2025