

DELEGATED REPORT

Application No: P/26/0054

Site Address: Yr Hafod
Heol-Y-Mynydd
Cefn Coed
Merthyr Tydfil
CF48 2NQ

Development: Single storey front extension

Case Officer: Rebecca Owens

Application Expiry Date: 11th May 2026

Consultation reply date expired: 9th April 2026

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by the highway of Heol-y-Mynydd to the south east and other dwellings to the front rear and sides.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey front extension to replace an existing conservatory. The extension would be erected to the front of the existing two storey side annexe and would be of the same width (3.61m). It would project 1.84m from the front elevation of the annexe to align with the main front elevation. The extension would have a hipped roof with a ridge height of 3.45m and would be covered with Cambrian slate to match the existing roof. The external elevations would be finished with oak in a natural finish and the front elevation would be largely glazed with oak windows and central oak French doors.

The scheme includes a sparrow terrace on the eastern side elevation of the two storey side annexe, a bug hotel in the front garden, a hedgehog gate in the western boundary and 3 square meters of wildflower planting.

PLANNING HISTORY

The recent planning history is summarised below:

P/25/0031	Erection of single storey front extension Granted planning permission subject to conditions on 13 March 2025
P/25/0220	Non-material amendment to application P/25/0031 to alter the external finishes of the approved extension from Marley Cedral cladding to a dark grey resin render finish

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.

No letters of objection were received following this publicity 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 well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

Policy 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 application site is located in a semi-rural area characterised by detached dwellings of varying designs, scales and materials. As such the dwelling can be afforded a greater degree of flexibility in terms of alterations to its appearance.

The proposal is generally found to be of an acceptable design and scale. It is acknowledged that it would introduce a single storey extension front extension and that such developments are often not supported due to their prominent location and increased visual impact. However, there is already an inappropriate conservatory to the front which would be removed as part of the proposal. The replacement of this with the proposed extension would be an improvement to the overall appearance of the property. In addition, within the wider context and having regard to the individual designs of each of the dwellings within the streetscene it is not considered that the extension would appear incongruous. Finally, it is noted that proposal would introduce a timber extension. However, this material is preferable to the existing upvc conservatory and given there are a variety of external finishes visible in the immediate vicinity this is deemed to be acceptable. Accordingly the proposal would not have any adverse impact on the character

and visual amenities of the area and the proposal is found to accord with Policy SW11 of the LDP

Regard has been had for the impact of the proposal on the residential amenities of the neighbouring properties. In this respect it is noted that the extension would be erected in closest proximity to the shard boundary with the dwelling known as Fairways (located to the east). However, it would replace an existing conservatory of the same footprint and as such would not have any significantly greater impact. It is noted that, despite the existing conservatory being mainly glazed, the extension would have no windows in the eastern elevation of the extension and as such there would be no direct overlooking towards Fairways which would be a betterment in this respect. Furthermore the glazed front elevation would not give rise to any increase in overlooking to Fairways or indeed the property adjoining the Southern boundary known as Ty Gwyn. Thus having regard to the above and noting that no objections were received following the publicity exercise the proposal is found to be acceptable in terms of residential amenity and as such would comply with Policy SW11

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, given that the development only includes a single storey extension to the dwelling, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, a number of ecological enhancements have been included on the plans and these would be secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore 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:

Proposed site plan, elevations, floor plans and section Drawing Number: YR HAFOD 01A, Received 9 April 2026.

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

3. **Before** the extension hereby approved is brought into beneficial use a sparrow terrace, bug hotel and hedgehog gate shall be provided in accordance with drawing number YR HAFOD 01. These shall be 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.

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: 17.04.2026