

DELEGATED REPORT

Application No:	P/26/0043
Site Address:	Garages Opposite 47 Pontycapel Road Cefn Coed Merthyr Tydfil CF48 2RD
Development:	Demolition of 3 no. garages and erection of 2 no. domestic garages
Case Officer:	Rebecca Owens
Site Visit:	4th March 2026
Application Expiry Date:	22nd May 2026
Consultation reply date expired:	25th March 2026

APPLICATION SITE

The application relates to three garages which form part of a row of six garages and are located in a mainly residential area within the settlement boundary. The are accessed from Pontycapel road to the north.

PROPOSED DEVELOPMENT

Full planning permission is sought for the demolition of the three existing garage and the erection of two larger garages in their place. The new garages would have the same combined footprint as the existing garages (7.61m by 5.12m) but would feature a mono-pitched roof which would have a maximum height of 2.65m and thus would be 0.4m higher than the existing garages and indeed the remaining garages within the row. The external elevations of the development would be finished with render (grey) and he roof would be covered with grey plastic coated steel.

The plans indicate that a 20mm gap would be maintained between the fascia boards and walls for bat access and a woodstone sparrow box is proposed in the flank elevation.

PLANNING HISTORY

There is no recent planning history which needs to be considered when determining this application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Head of Engineering and Highways No objection

Ecologist No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, three site notices were displayed within the vicinity of the site.

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

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

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- SW12 Improving the Transport Network
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- EnW4 Environmental Protection

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.

PLANNING CONSIDERATIONS

The proposed garages form part of a terrace of six garages which are all identical in scale and appearance. There is also another smaller row of four garage adjacent to these which occupy a slightly lower level. It is recognised that the proposal would result in the replacement of three of the garages with two larger garages which would also be taller than the existing row and thus would disrupt the rhythm and general symmetry which currently exists. However, there is already a step up in height from the row of four

garages to this terrace and as such a further step up in the height as a result of the proposed would not appear incongruous. The general design and scale of the proposed garage are also found to be acceptable and although they would appear different to the remaining 3 garages, it is not considered that they would appear significantly discordant or visually harmful. Accordingly, the proposal is found to be acceptable in terms of design and visual amenity and thus would comply with Policy SW11 of the LDP.

Regard has also been had for the impact of the development on the residential amenities of neighbouring occupiers. In this respect it is not considered that the development would have any significant impact. The proposal would replace three existing garages with two garages on the same footprint and whilst these would be higher, it is not considered that the additional 0.4m would have any notable impact. However, it is recommended that a condition be attached to any permission issued which controls the use of the garage to ensure that they do not get utilised for commercial use which may result in unactable noise ad disturbance. It is also noted that no objections were received following the publicity exercise. As such, the proposal is found to be acceptable in this respect and in accord with policy SW11.

The proposal has also been considered by the Head of Engineering and Highways who have noted that whilst the depth of the proposed garages would be considered substandard and there would not be a 6m driveway to the front, this is no different to the current arrangement. As such, they have not raised any objection and the development is found to be satisfactory in terms of highway safety. However, as above it is recommended that the use of the garage is controlled as any commercial or business use may have an adverse impact on highway safety.

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 involves the demolition of three garage and the erection of two replacement garages on the space footprint, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, the plan indicate that a gap would be provided between the elevations and barge boards for bats and a sparrow box is also proposed on the flank elevation. These 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 floor plan, proposed elevations and proposed section, Drawing Number: PONTYCAPEL 47 GAR FP 01A, Received 27 March 2026.

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

3. The garages hereby approved, shall not be used at any time for any commercial or business use.

Reason - To clearly define the scope of this permission and the use of the garages in the interest of highway safety and residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. Before the garages hereby approved are brought into beneficial use, a sparrow box shall be provided in accordance with drawing number PONTYCAPEL 47 GAR FP 01A and 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.

3. 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 17.04.2026