

DELEGATED REPORT

Application No:	P/26/0124
Site Address:	62 Brecon Rise Pant Merthyr Tydfil CF48 2EE
Development:	First floor rear extension
Case Officer:	Marlene Ferreira
Site Visit:	2nd July 2026
Application Expiry Date:	3rd August 2026
Consultation reply date expired:	2nd July 2026

APPLICATION SITE

The application site relates to a detached dwelling, 62 Brecon Rise, located in a cul-de-sac street in the area of Pant. The property, which is elevated above the highway and accessed by a pedestrian path only, lies on a corner plot and has been extended to the front and to the rear by means of single storey additions. The property is served by a relatively large rear garden area, set over different levels. Unrestricted parking is available within the street, (Brecon Rise), which lies within a very short walking distance of the property.

The property lies in a street of detached dwellings, of a similar scale and design, many of which have also been extended to the front and rear by means of single and/or two storey rear additions and front single storey/porch extensions.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a first-floor extension above the existing ground floor rear extension.

The first-floor extension would follow the footprint of the existing rear extension and would measure approximately 7.9 wide, 4m deep with a 6.6m ridge height. The extension, combined with the internal reconfiguration of the property, would allow for the provision of an additional bedroom at first floor. The extension would be finished with concrete roof tiles, rendered elevations and UPVc windows.

PLANNING HISTORY

The following planning history is relevant to this property:

P/06/0680 – Construct front single storey extension – Approved: 12th March 2007

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining occupiers. No letters of representations have been received as a result of this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: The National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposal, in terms of its siting, design and scale, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the street scene. The impact upon residential amenity and ecology are also important considerations.

Character and Appearance

The proposed first floor extension would be located to the rear of the dwelling and would therefore not be visible from the front of the property. As such, it would not disrupt the character or appearance of the existing street scene. Whilst a first-floor extension would amount to a prominent addition when viewed from the neighbouring gardens, it should be noted that single storey and two-storey extensions, as explained above, are already prevalent to the rear of the properties along this street. In addition, the extension, which would be set below the ridge height of the original dwelling and which could be conditioned to be finished in matching materials, would be of a similar scale and appearance to other nearby two-storey rear projections. The proposed development would therefore amount to a sympathetic form of development which would be in context with the character and appearance of the rear streetscene. As such, it would not be considered to have any significant adverse impact upon the character or appearance of the property or the wider area and would accord with LDP Policy SW11.

Residential Amenity

The proposed first floor extension would be sited adjacent to 61 Brecon Rise and this is the neighbouring property most likely to be impacted by the proposed development. It is noted that the application site also adjoins 81 and 82 Brecon Rise, however, since the application dwelling is located at a significantly lower level to these neighbouring properties and separated by extensive vegetation and fencing, the proposed first floor extension would not be considered to have any adverse impact upon these occupiers.

It is recognised that the proposed first floor addition at the application property would be somewhat overbearing and cause some loss of light to the rear windows and garden of the neighbouring property, 61 Brecon Rise. However, it should also be noted that the first floor extension would be set away from the boundary with this neighbouring dwelling by approximately 1.5m, and would be distanced a further 1m from the neighbouring dwelling itself. Thus, any overbearing impact or loss of light would not be deemed significant.

It is also recognised that the new rear first floor windows of the proposed extension would also result in some loss of privacy to this neighbouring garden (61 Brecon Rise), however, the extent of overlooking from the proposed windows when compared to the existing rear first floor window would not be considered significantly greater or more harmful. Indeed, as explained above, this arrangement is already prevalent within this street. Thus, whilst the proposed extension would have some impact upon these neighbouring occupiers, it would not be considered to significantly detract from their privacy or amenities and would therefore not warrant the refusal of the application in this instance. It is notable that no letters of representation were received following the publicity exercise carried out.

The proposed development and its relationship with adjoining occupiers is therefore considered acceptable in this instance and would therefore accord with LDP Policy SW11.

Ecology

The Council's Ecologist has not reviewed the application, however, generally a Preliminary Roost Assessment (PRA) would have been requested to be submitted in support of this proposal. Given that the works are proposed on a residential property, where many developments can be undertaken without planning permission, the request for a PRA would be considered unreasonable in this instance. It is noted however that a bird bat, a bug hotel, a hedgehog gate and a native flower area would be provided, as indicated on

the proposed plans. These enhancement works would be in line with the Environment (Wales) Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' and would therefore be welcomed.

It is noted 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, the submission of a GIS would also be deemed to be disproportionate and unreasonable. Notwithstanding this, the plans indicate that biodiversity enhancements in the form of a bird box, bug hotel, etc would be provided at the property (as noted above), which would contribute to the wider green infrastructure objectives. The proposed development would therefore be considered acceptable and would accord with LDP Policy EnW1.

CONCLUSION

The proposed development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, 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 Plans, Elevations 7 Section Details Drawing No. Brec Rise 62 PRPSD 02B, received: 11th June 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 occupation/beneficial use of the extension** hereby approved, the ecological enhancement measures proposed, as shown on the approved plans, shall be implemented and shall be retained thereafter in perpetuity.

Reason - To protect the natural environment and important habitat in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council 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 *G. Davies*
PP. Director of Neighbourhood Services

DATE: 23rd July 2026