

DELEGATED REPORT

Application No:	P/25/0193
Site Address:	16 Hanover Street Merthyr Tydfil CF47 8SW
Development:	Proposed extension to rear garage and first floor rear extension with alterations
Case Officer:	Kate Glover
Site Visit:	30th July 2025
Application Expiry Date:	3rd September 2025
Consultation reply date expired:	20th August 2025

APPLICATION SITE

The application site is an end of terrace property with external materials of rendered elevations, uPVC window, door frames roof goods and rainwater goods, and a concrete tile roof. The property has the benefit of a rear gable style 2 storey extension, against which has been constructed another 2 storey extension which is lean-to in design. The property also has the benefit of a rear garden and a mono-pitched roofed garage with access directly on to Saxon Street, the public highway which is located to the side (northwest).

The application site lies within the settlement boundary as designated within the Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to alter the existing lean-to style rear extension and alter the existing garage.

The proposed alterations to the rear extension would involve increasing its height to match the height, design and materials of the existing gable extension and a new window would be inserted into the rear elevation of the new extension. The enlarged extension would provide a larger bathroom

The proposed alterations to the garage would increase the width of the building from approximately 3.63m to 4.18m, increase the height of the side elevation which is hard on the boundary, from approximately 2.30m to 3.32m and height of the other side elevation which is within the site boundary, from approximately 2.10m to 3.13m and provide a new mono-pitch roof. The proposed external materials would be steel sheet roof and rendered elevations.

Details of biodiversity enhancement have been provided, and bat box would be positioned under the eaves on the side (northwest) elevation of the property.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

Head of Engineering and Highways: No objection subject to conditions.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties and a site notice was 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) (Future Wales) 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) (PPW12).

Local Planning Policies

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

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience

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
- Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to the principle of development, impact upon the character and appearance on the property and street scene, impact upon the residential amenity of neighbours, parking and highway safety, and ecology.

The proposal would be an extension to an existing dwelling which is located within the settlement boundary and, therefore, the principle of development is acceptable and meets with the requirements of policy SW4.

In respect of visual impact, overall, the character and appearance of the extension and alterations to the garage are appropriate in terms of external materials and the application property and street scene. It is noted that the proposed extension would match the design, mass and scale of the rear extension at No. 15 Hanover Street, which is a property located on the opposite side of the road. As such, the proposed rear extension would form a visually cohesive form of development and would not be detrimental to the visual qualities of the property or wider street scene.

Turning to matters of residential amenities in relation to overbearing, loss of light and loss of privacy, No.18 Hanover Street is the dwelling that is directly adjacent to the application site and would be most affected by the proposal. The first floor of the proposed extension would be approximately 1.78m closer to this neighbouring property's boundary than the existing elevation and there would be no change to the relationship at ground floor level. Whilst the first floor of the proposed extension would be closer to the boundary with No.18, the roof would slope away and no windows are proposed to be inserted into the elevation which faces this neighbouring property. As such, the distance, depth and height of the proposed extension would not cause any significant issues in relation to loss of privacy, overbearing or loss of light.

In relation to the alterations to the garage and impact on No.18, the increase in the width and height of this outbuilding are noted and would not cause any significant changes in relation to overbearing or loss of light.

It is also noted that neighbouring properties were consulted, and no letters of representation were received.

In respect of parking and highway safety, the Head of Engineering and Highways notes that the existing garage nor the altered garage meet with the requirements set out in CSS Wales Parking Standards 2008. The Head of Engineering and Highways notes that the proposal would not result in any changes to the current parking provision but recommends that a condition is used to ensure that any garage door is roller shutter to ensure the door or gates do not open on to the public highway. The plans submitted in support of the application, do not include any details on the mechanism/operation of the existing or proposed door(s), however it was noted on site that the garage has hinged doors which can open on to the pavement. As such it is reasonable that a condition is used for reasons of highway safety.

The Planning Ecologist requested that the biodiversity enhancements are incorporated into the plans. As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Given the nature of development, this would not be deemed a reasonable requirement in this instance.

Notwithstanding this, the ecological enhancement can be controlled by condition, thus providing additional habitat in the local area, and therefore contribute to the wider green infrastructure objectives.

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 plan:

Drawing Title: Proposed Plans, Elevations & Sections Drawing No. Hanover 16 02, Received on 9 July 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 surfaces of the rear extension shall match those used on the existing dwelling.

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 Development Plan (2016-2031).

4. **Before the development hereby permitted is brought into use**, the first floor window in the rear elevation of the development as shown on the 'Proposed First Floor Plan' and 'Proposed Rear Elevation' as shown on approved plan Drawing Title: Proposed Plans, Elevations & Sections Drawing No. Hanover 16 02, shall be fitted with obscured glazing and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window 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 Development Plan (2016-2031).

5. **Prior to the development hereby approved coming into beneficial use** the bat box shall be provided in accordance with approved plan Drawing Title: Proposed

Plans, Elevations & Sections Drawing No. Hanover 16 02. The bat box shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

6. **At no time shall the development hereby approved** be fitted with any doors or gates which open outwards.

Reason - To prevent obstruction to the highway, in the interests of highway safety to accord with Policy SW11 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



Director of Neighbourhood Services

DATE: 21.08.2025