

DELEGATED REPORT

Application No: P/26/0135

Site Address: 47 Maen Gilfach
Trelewis
Treharris
CF46 6BG

Development: Erection of rear boundary fences and sauna

Case Officer: Rebecca Owens

Site Visit: 30th June 2026

Application Expiry Date: 11th August 2026

Consultation reply date expired: 21st July 2026

APPLICATION SITE

The application relates to a semi-detached dwelling located in residential area on the outskirts of the settlement boundary. The site is bound by a highway to the front, undeveloped land to the rear and other dwellings on either side. The rear garden comprises three terrace levels which increase in height from the dwelling to the rear boundary.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of boundary fences and a sauna within the rear garden.

The boundary fences are proposed along western boundary of the top two garden tiers, and these would be 1.83m above the tiered level of the garden. Trellising is also proposed above the existing western boundary wall to increase the overall boundary height to 1.83m from the lower terrace level.

A sauna is proposed adjacent to this western boundary wall on the lower garden level. This would have a footprint 1.5m by 1.5m and a height of 2.1m.

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 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) 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
- CW1 Historic Environment
- 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

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 proposed boundary fences would replace existing fencing on the upper terraces of the garden and is typical of the type of boundary treatment found within residential gardens both in terms of its height and appearance. As such no concerns are raised with respect to the visual impact of this or indeed the trellising proposed to the top of the existing boundary wall. Similarly, the sauna would introduce a modest outbuilding to the rear garden which would be just 2.25 metres squared and 2.1 metres in height. As such, this is also considered to represent a sympathetic addition which would not appear incongruous within this setting nor impinge of the character of the dwelling. Accordingly, the development is found to be acceptable in terms of its design and visual impact and would comply with Policy SW11 of the LDP in this respect.

Regard has also been had for the impact of the development on the residential amenities of the neighbouring residents. In this respect it is noted that the works would take place

along the boundary with 45 Maen Gilfach. However, the boundary fences and trellising would be just 1.83m above the site's garden levels and would not be at a height that would result in an overbearing impact to the neighbouring occupier(s), or indeed cause any significant loss of light. It is recognised that the proposed sauna would also be located adjacent to the boundary with this property, but this would be just 1.5m in width and 2.1m in height. As such it would not have any harmful impact. Having regard to the above and noting that no representations were received following the publicity exercise the impact on residential amenities is found to be acceptable and in accordance with Policy SW11 of the LDP

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 replacement boundary fencing, trellising above an existing wall and the siting of a sauna on a patio area it is considered that there is unlikely to be any significant impact on the existing green infrastructure and the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement would be sought and secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

It is highlighted that the site is located in an archaeologically sensitive area and as such Policy CW1 would be relevant. However, the fencing and sauna would not result in any significant ground works and as such would not have any notable impact in this respect.

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**:

CONDITIONS/REASONS:

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 Plan 47 Maen Gilfach, Received 16 June 2026

Written statement of works, Received 16 June 2026

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

3. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details 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.

RECOMMENDATION ENDORSED *G. Davies*

PP. Director of Neighbourhood Services

DATE: 22nd July 2026