

DELEGATED REPORT

Application No:	P/25/0209
Site Address:	Former Bontnewydd Hall Bontnewydd Terrace Trelewis CF46 6AB
Development:	Non material amendment to planning permission P/24/0199 to change window in south elevation to double patio doors
Case Officer:	Kate Glover
Site Visit:	19th August 2025
Application Expiry Date:	23rd August 2025
Consultation reply date expired:	N/A

APPLICATION SITE

The application site comprises a single storey, detached building constructed of red brick elevations and a tiled roof located on Bontnewydd Terrace, Trelewis. The building is located between 2 garages with the garage to the south-east positioned in front of part of the building. The building benefits from 2 small areas of outdoor space, the smaller of the two located to the rear of the building, the larger is located to the side of the building, to the rear of the neighbouring garages that front Bontnewydd Terrace.

PROPOSED DEVELOPMENT

This application seeks permission for a non-material amendment to the approved (P/24/0199) and where the approved plans show a window with a uPVC frame in the south elevation of the property, instead, the insertion of a pair of uPVC French doors.

PLANNING HISTORY

The relevant planning history is detailed below:

P/24/0199	Proposed change of use from community hall (D2 Use Class) to a residential bungalow GRANTED 14 Oct 2024
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CONSULTATION

No consultation exercise was carried out.

PUBLICITY

No publicity exercise was carried out.

POLICY CONTEXT AND GUIDANCE

Local Policies

Policies SW4: Settlement Boundaries, SW11: Sustainable design and place making and EnW1 Nature Conservation and Ecosystem Resilience of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016- 2031 are 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.

Welsh Government Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014)

The guidance advises that a non-material amendment will depend on factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and the surrounding area, which will vary from one application to another.

In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. The guidance also identifies four tests, which local planning authorities may wish to consider when assessing and determining whether a proposed change would qualify as a non-material amendment. These are as follows:

- *is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,*
- *would the proposed change result in a detrimental impact either visually or in terms of local amenity?*
- *would the interests of any third party or body be disadvantaged in planning terms; or,*
- *would the proposed change conflict with national or development plan policies?*

These four tests have been used in the determination of this application, as set out below.

PLANNING CONSIDERATIONS

Section 96a of the Town and Country Planning Act 1990 provides the mechanism to approve non-material amendments to an existing planning permission.

Main issues

The main issue in determining this application is whether the insertion of French doors constitutes a non-material amendment to the development approved under application reference P/24/0199. In this respect, the main considerations are the impact of the change on the character of the property, visual and residential amenity.

Given this is a minor alteration and all other aspects of the proposal would remain unchanged, the insertion of French doors would not significantly alter the appearance of the building or indeed be harmful to the character and visual amenities of the wider area.

With respect to residential amenity, it is noted that the proposed alteration is positioned in the same location as an existing window and as such, there is no change or detriment to the residential amenities of the neighbouring properties.

CONCLUSION

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.

For the reasons above, the scale of the change to the development would not lead to a greater impact on visual or residential amenity, would enhance biodiversity and would not disadvantage any third parties.

Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 21.08.2025