

DELEGATED REPORT

Application No:	P/25/0243
Site Address:	24 Cyfarthfa Gardens Cefn Coed Merthyr Tydfil CF48 2SE
Development:	Proposed conversion of integral garage to lounge with associated alterations
Case Officer:	Kate Glover
Site Visit:	1st October 2025
Application Expiry Date:	3rd November 2025
Consultation reply date expired:	3rd October 2025

APPLICATION SITE

The application site relates to a two-story, semi-detached dwelling located with a residential housing estate in Merthyr Tydfil. The property faces over the adjacent highway and is bound by other residential properties.

In terms of external materials used on the dwelling, elevations are brickwork and the roofing material is concrete tile, and the doors and window frames are uPVC and wood. The property has the benefit of a garage and a driveway that can accommodate two cars.

PROPOSED DEVELOPMENT

Full planning permission is sought for the conversion of a garage into additional living accommodation. The proposed plans indicate that the existing garage door would be replaced with brick and a window to match that used on the existing dwelling.

PLANNING HISTORY

The relevant planning history is summarised below:

P/97/0449 Erection of 59 homes
 Approved: 16/04/98

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties.

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.

Future Wales Policy 12 – Regional Connectivity advises:

“Planning authorities must act to reduce levels of car parking in urban areas, including supporting car-free developments in accessible locations and developments with car parking spaces that allow them to be converted to other uses over time.”

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW12).

PPW12 section 4.1.50 advises:

“Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed.”

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 5, Nature and Development
- Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

It is noted that the proposed garage conversion would normally be considered permitted development. However, planning permission reference P/97/0449 included a condition requiring garages to be retained for parking of cars and no other uses ancillary to the dwelling. Therefore, planning permission and full consideration is required for this proposal.

The proposal would not have any detriment on the residential amenities of neighbours by virtue of the residential nature of the proposal and the window would overlook the adjacent public highway.

Turning to visual impact. The use of a window and brick in the opening of the garage door, would not result in an unacceptable form of development that would be to the detriment of the character and appearance of the dwelling or the wider street scene. The planning permission can include a condition to ensure that the materials used for the conversion of the garage match the materials used on the existing dwelling.

In respect of parking and highway safety. The submitted plans illustrate that the garage measures approximately 5.40m by 2.87m and the property's driveway measures approximately 8.44m wide by 5.50m deep.

CSS Wales, Parking Standards (2008) requires that a property should be served by 1 parking space per bedroom with up to a maximum of three parking spaces, with garage spaces measuring at least 6m deep by 3m wide and external parking spaces measuring at least 4.8m deep by 2.6m wide. As such, the existing garage would not meet with current Parking Standards and the dwelling has the benefit of 2 parking spaces which is in line with Parking Standards. It is noted that there has also been a shift in national policy which places an emphasis on reducing the reliance on private cars. As referred to above the proposal site is within a short distance of public transport. Therefore, given the shift in policy towards a reduction in reliance on private cars, the proposal would not represent a detriment to highway safety or parking provision.

In relation to ecology, local planning authorities seek to ensure that green infrastructure is protected, enhanced and the effects of climate change mitigated. The development would have no impact upon green infrastructure or biodiversity interests and would not have any significant impact upon climate change. Given the nature of the proposal, ecological enhancements have not been sought in this instance.

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.

Having regard to the policy context above, the proposal is considered to be acceptable and 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: Existing and Proposed Plans, Elevations and Sections, Drawing No: CYF GDNS 24 01, Received on 08 September 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 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.

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: 14.10.2025