

DELEGATED REPORT

Application No:	P/25/0226
Site Address:	33 Willow Road Gurnos Merthyr Tydfil CF47 9BA
Development:	Proposed new single storey side extension with alterations (Full)
Case Officer:	Kate Glover
Site Visit:	3rd September 2025
Application Expiry Date:	16th October 2025
Consultation reply date expired:	13th October 2025

APPLICATION SITE

The application site is an end of terrace property with external materials which include render, fake stone cladding, uPVC window, door frames roof goods and rainwater goods, and a concrete tile roof. The property has the benefit of a large garden.

The site which can only be reached on foot, is within a large residential estate that is located within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a new single storey side extension which would measure approximately 4.50m wide, 6.93m deep, 2.67m to eaves level and 5.0m to ridge height. The front elevation of the extension would be set back from the principal elevation of the house by 0.70m, and windows will be provided in the front, side and rear elevations. The external materials of the proposed extension would be render, concrete roof tiles, and white coloured uPVC window and door frames and facias and rain water goods.

Details of biodiversity enhancement have been provided, and a bat or bird box would be positioned on the side (south-west) elevation of the property.

PLANNING HISTORY

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

CONSULTATION

Dwr Cymru/Welsh Water: No objection subject to condition.

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
- EnW4 Environmental Protection

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 of the property and the street scene, impact upon the residential amenity of neighbours 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.

The character, appearance and scale of the extension and proposed external materials are appropriate to the character and appearance of the existing dwelling 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's 31 and 38 Willow Road are the dwellings that are directly adjacent to the application site and would be most affected by the proposal.

In respect of No. 31 (west), the proposed extension would be approximately 8.53m from this property's boundary, and a bedroom window would be located in the elevation of the proposed extension which would face towards No.31. Given the distance, depth and height of the extension from the boundary of No.31, the proposal would not cause any significant issues in relation to overbearing or loss of light. It is noted that due to the relationship between the application site and No.31 the bedroom window would be overlooking the front garden of this neighbouring property, and as such, there would be no significant increase in overlooking as a result of the proposal.

Turning to No.38 (south), a small portion of the proposed extension, approximately 0.70m, would protrude from the application dwelling's rear elevation and this section of wall would be approximately 6.47m from the neighbouring property's boundary. Also, no windows are proposed to be inserted into the side wall of the extension which would face No.38. As such, the proposed extension would not result in a significant increase in relation to loss of light, overbearing or overlooking.

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

The planning Ecologist has not raised any concerns or objections and has requested that ecological enhancement(s) are incorporated into the proposal.

As noted in chapter 6 of Planning Policy Wales (Edition 12), applications should be supported by Green Infrastructure Statements (GIS). Given that the proposal would result in the loss of amenity grass land which has little ecological value the submission of a GIS would not be deemed a reasonable requirement in this instance. Notwithstanding this, ecological enhancements would be requested and controlled by condition, which would provide additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

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. 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: Existing and Proposed Plans, Elevations and Sections,
Drawing No: WILLOW 33 FP 01A, Received on 24 September 2025.

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 Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. The materials to be used in the construction of the external surfaces of the extension shall match those listed on approved plan: Drawing Title: Existing and Proposed Plans, Elevations and Sections, Drawing No: WILLOW 33 FP 01A.

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.

5. No surface water from an increase in any impermeable surfaces from the development hereby approved shall drain directly or indirectly to the public sewerage system.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to accord with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Development Plan.

INFORMATIVES

1. This planning permission does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991.

The applicant will either need to complete a Declaration of Works or submit an application for Build Over Sewer (BOS) Agreement to Dwr Cymru Welsh Water. Further information can be obtained via the Developer Services webpage at (Building over or near to sewers Dŵr Cymru Welsh Water)

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

2. 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.

3. 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