

DELEGATED REPORT

Application No:	P/25/0307
Site Address:	5 Royal Crescent Penydarren Merthyr Tydfil CF47 9LA
Development:	Proposed front garden parking area with associated ground re-profiling
Case Officer:	Kate Glover
Site Visit:	11th December 2025
Application Expiry Date:	20th March 2026
Consultation reply date expired:	1st January 2026

APPLICATION SITE

No. 5 Royal Crescent is a semi-detached property featuring a front porch. The dwelling benefits from a front amenity space which incorporates a stepped pedestrian access which is located in the property's front amenity area and adjacent to the boundary with No. 4. The amenity area comprises of amenity grass with the remnants of a small hedgerow along the front boundary, at the time of the site visit the front amenity area was being used for storage of building materials and rubble which appear to be from renovations taking place at the property. Historical imagery dated 2021, indicate that the front garden included small shrubs, trees and a privet hedge along the front boundary.

The materials used on the external surfaces of the property are rendered elevations on the major, red/orange brick porch, uPVC windows and door frames, concrete roof tiles, and uPVC rainwater goods. The boundary walls of the property are red coloured brick and incorporate red brick pillars with finials comprising of half a sphere. Red brick is a material which is typically used for the boundary walls along this section of Royal Crescent.

In terms of topography, No. 5 and the neighbouring dwellings are built at approximately 1.3m above the adopted pavement and highway. Ground levels in the area also slope from the northeast to the southwest.

The application site lies 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 carry out engineering works to provide a parking area at the front of the property and provide 2 parking spaces. To accommodate

the property's porch which projects from the front of the property the parking area would be stepped resulting in the minimum depth of the proposed parking area measuring approximately 5m and at its maximum depth would measure approximately 5.7m. The width of the parking area would be approximately 5.8m. The parking area would slope towards the adopted pavement and highway, no retaining wall would measure more than 1m

No details on the surfacing materials of the proposed parking area have been provided. The pillars would be positioned on the front corners of the parking area and new walls would be constructed on each side and at the rear. These structures would be finished in red brick and the pillars topped with half sphere finials.

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 objections but concerns regarding length of driveway being less than 6m long.

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.

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
- South Wales CSS Wales Parking Standards 2008

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to the principle of development, visual impact, impact upon the residential amenity of neighbours, highway and pedestrian safety and ecology.

Principle of Development

The proposal would provide a parking area to serve 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.

Visual Impact

The character and appearance of the proposed driveway with red brick and finials to be used on the retaining walls are appropriate to the character and appearance of the existing dwelling. Due to the scale and nature of the development, the proposal would not be detrimental to the visual qualities of the wider street scene.

The proposed development would therefore comply with LDP Policy SW11.

Residential Amenity

Turning to matters of residential amenities in relation to overbearing, loss of light, loss of privacy and disturbance caused by vehicle movements and headlights shining into windows. No's 4 and 6 are the dwellings that are directly adjacent to the application site and would be most affected by the proposal.

As the parking area would be at a lower level than the floor areas of the neighbouring properties there would be no significant detriment in relation overbearing, loss of light, loss of privacy and headlights shining into windows. In respect of disturbance caused by vehicle movements, the site is directly adjacent to the adopted highway and there is on-street parking available, and the proposal would not represent a change in vehicle movements which is greater than currently experienced.

It is also noted that no objections have been received in respect of the current planning application.

Accordingly, the proposed development would therefore comply with LDP Policy SW11.

Highway and Pedestrian Safety

The Head of Engineering and Highways has not objected to the proposal but recommends that the parking spaces are 6m in length to ensure that the adopted footway is not impeded by parked vehicles over hanging from the proposed spaces.

The requirement for a 6 m long driveway, does not appear in any adopted Council documents including the South Wales CSS Wales Parking Standards 2008 (Standards) which is the document adopted by Merthyr Tydfil CBC for planning purposes. The Standards set out that the minimum size for a standard residential parking space is 2.4 m × 4.8 m, and the proposed parking spaces meet these accepted dimensions. In relation to pedestrian movement along the adopted footway and parking spaces, there is no minimum pedestrian clearance set out in the Standards.

The policy and guidance within the Standards could be given more limited weight by evidence which substantiates the Head of Engineering and Highways assertion that the safety of pedestrians would be impeded by parked vehicles overhanging on to the adopted footway and the matter would be addressed by a parking space that must be at least 6m in length. No evidence has been provided and therefore the proposal meets with the requirements of LDP Policy SW11 and the standards set out in the adopted South Wales CSS Wales Parking Standards 2008. As such, the proposed development would therefore comply with LDP Policy SW11.

The Head of Engineering and Highways raises no objection but recommends that spaces are 6m in length to avoid vehicle overhang onto the adopted footway.

The Council's adopted CSS Wales Parking Standards 2008 form the basis for parking considerations for the LPA in Merthyr Tydfil. Those standards set the accepted minimum dimensions for standard residential spaces, which the proposal satisfies, and they do not introduce a blanket 6 m requirement for on-plot bays. In the absence of any local SPG or other adopted guidance to the contrary, and with no technical evidence that the approved-size spaces would harm pedestrian safety by causing footway obstruction, the 6 m recommendation is given limited weight.

Having regard to the length of the proposed parking spaces, and the objective of maintaining safe, unobstructed pedestrian routes, the proposal complies with LDP Policy SW11 and the adopted CSS Wales Parking Standards 2008.

Ecology

The Planning Ecologist has suggested that a Preliminary Roost Assessment (PRA) should be undertaken to assess potential adverse impacts on protected species and habitats. Given the current condition of the front amenity space and lack of ecology, it is considered that in this instance it is not proportionate or necessary to require the applicant carryout a PRA.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Likewise, given the nature of development, this would not be deemed a reasonable requirement in this instance. Notwithstanding this, the ecological enhancements can be controlled by condition, thus providing additional habitats in the local area, and therefore contribute to the wider green

infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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 Proposed Plans, Elevations & Sections Drawing No. ROYAL CRES 5 FP PRPSD 02A, Received on 20 February 2026.

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

3. The bricks and finials to be used in the construction of the external surface of the new walls and pillars shall match those used the existing walls, pillars and finials.

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 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 County Borough Council Replacement Development Plan (2016-2031).

5. No development shall take place until details, including structural calculations of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in

accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016-2031).

6. At no time shall the development hereby approved be fitted with any 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 (2016-2031).

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: 27.02.2026