

DELEGATED REPORT

Application No:	P/25/0239
Site Address:	74 Swansea Road Clwydyfagwr Merthyr Tydfil CF48 1HR
Development:	Retention of outbuilding for dog grooming parlour with garden shed and re-profiling of ground levels
Case Officer:	Gareth Davies
Site Visit:	10th September 2025
Application Expiry Date:	6th November 2025
Consultation reply date expired:	3rd November 2025

APPLICATION SITE

The application site in this instance is the garden area of 74 Swansea Road, a traditionally built semi-detached property, located to the north west of the property. The property is located within the settlement boundary in a predominantly residential area. The site is bounded by other residential properties on both sides with a new residential development currently under construction to the North. The application property fronts onto the highway at Old Winch Fawr Road.

PROPOSED DEVELOPMENT

Planning permission is sought for the retention of two buildings both located close to the south western boundary of the site to the rear of the driveway. The larger of the two buildings measures some 5.2m x 3.3m x 2.5m high and would be used as a dog grooming parlour. The smaller building measures some 4.2m x 2.4m x 2.65m high and is used as a garden shed in association with the main house. Both buildings are galvanised steel with a wood finish and have felt roofs. Windows and doors are in a combination of white uPVC and timber. The garden area has also been delineated by the application of wooden fencing separating the business element from the private garden space.

The dog grooming business element of the proposals involves working hours between 9am and 5:30 pm Mondays to Fridays and 9am to 2pm on Saturdays and will provide employment for one person. It is envisaged that between 5 and 6 dogs could be groomed at the site on any one working day. Work would take place on an appointment only basis with staggered scheduling to avoid client overlap and with household dogs being kept separate for stress reduction.

The proposals also include the alteration of levels within the site. This amounts to no more than the raising of the south western element of the garden by approximately 40cm to create the level for the shed and dog grooming cabin.

Parking, should it be required for pick up and dropping off would be from the property's own extended driveway.

PLANNING HISTORY

P/24/0259 – single storey side extension (certificate of lawfulness) – granted 28th November 2024.

CONSULTATION

Engineering and Highways Manager – no objections

Council Ecologist – no objections

Environmental Health – no objections

Dwr Cymru Welsh Water – no objections

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, letters were sent to neighbouring dwellings and site notices were displayed within the vicinity of the site. No observations or objections have been received as a result of the consultation exercise.

POLICY CONTEXT

Future Wales: The National Plan 2040 (February 2021):

Future Wales provides guidance on matters relevant to this application, including, but not limited to:

Policy 1: Where Wales will grow.

Policy 2: Shaping Urban Growth and Regeneration – Strategic Placemaking

Policy 33 – National Growth Area – Cardiff, Newport, and the Valleys

Planning Policy Wales (PPW), Edition 12, February 2024:

Planning Policy Wales provides guidance on matters relevant to planning decisions seeking to ensure the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural wellbeing of Wales.

The Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-20231:

- Policy SW4 – Settlement Boundaries
- Policy SW11 – Sustainable Design and Placemaking

- Policy SW12- Improving the Transport Network

PLANNING CONSIDERATIONS

The application site is within the settlement boundary and as such, development is acceptable in principle subject to compliance with other relevant planning policies and material planning considerations. It is noted that the proposal is located in a quiet, residential area, towards the edge of the settlement. As such it is relatively quiet in comparison to many other built-up residential areas.

Both structures require planning permission though in the case of the shed this is only because it exceeds permitted development allowances in respect of permitted heights by 15cm. The use of the larger building for commercial dog grooming represents a change of use requiring planning permission in its own right regardless of the size or location of the building.

Though not currently in use it is noted that the outbuilding intended for the dog grooming use already appears to be fully equipped and able to conduct its intended function.

Visual & Residential Amenity

The buildings subject to this application are well built using suitable external finish materials. They are also of a size that is appropriate to a residential setting particularly in this case given the reasonably generous size of the rear garden area. In this regard the proposals are considered acceptable in the context of Local Development Plan Policy SW11.

However, there is also a need to have regard to the potential impact of the dog grooming use on the residential amenity of the surrounding neighbours. Dog grooming uses have the potential to generate noise related issues both from the dogs themselves and from the coming and going of visitors to the premises picking up or dropping off their animals, and potentially from the type of equipment being used (e.g. hair dryers). However, this to a significant extent is ameliorated by the size of the premises itself and the stated working practices of the person running the business (staggered drop off times, regular working hours etc.). Having regard to the scale of the business proposed and the ability to control operational hours it is not considered the proposed scheme would result in any unacceptable or significant noise or disturbance.

The impact of the alterations to the levels in the garden are acceptable in terms of their effect on the residential and visual amenity of the area, being only of a minor nature.

Highways

The application site is located in a 20mph residential area with reasonably good access for the most part, though in the immediate area around the application property, the highway is of variable width and footpaths are intermittent. Some, though not all, of the properties in the area have off road parking available to use. The proposed use would generate more traffic movement than would normally be associated with a typical residential use, however the application property itself can facilitate some off-road parking for visitors, if required, on

the drive area. The intention to both limit and stagger appointments also helps in resolving any highway related concerns. Consequently, and subject to a condition prohibiting the installation of gates to the front of the existing driveway the Engineering and Highways manager has no objections to the proposed development.

Ecology

Though the Councils ecologist has raised no objections to the proposed development, there is a requirement for the development to demonstrate biodiversity enhancement. This though can be achieved through the appropriate application of a planning condition to any permission that might be issued.

CONCLUSIONS

In conclusion the proposed development would be undertaken within settlement limits and is considered compliant with policy that aims to protect residential amenity and highway safety. The outbuildings are well built and of proportions and appearance that is appropriate to a residential area and as such a positive recommendation is made.

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.

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: -

- Ordnance Survey Site Location Plan Scale 1:1250
- Proposed new outbuildings for dog grooming parlour and garden shed drawing no. CLWYD 74 NGFP01
- Existing and proposed plans and sections drawing no. CLWYD 74 DGFP02

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

3. The dog grooming business shall operate only between the following hours: -

- 9am to 5:30pm Mondays to Fridays
- 9am to 2pm on Saturdays
- Not at all on Sundays or Public Holidays

Reason - In the interests of maintaining residential amenity in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

4. No gates are to be installed between the adopted highway and existing drive serving the property.

Reason - In the interests of highways safety in accordance with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

5. **Within three months of this decision** a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the Local Planning Authority. The 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) require all development to maintain and enhance biodiversity, and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

6. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect health and safety of existing residents and to ensure no pollution of or detriment to the environment.

RECOMMENDATION ENDORSED

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Director of Neighbourhood Services

DATE: 21st October 2025