

DELEGATED REPORT

Application No:	P/26/0084
Site Address:	Highcroft Lon Maes Du Cefn Coed Merthyr Tydfil CF48 2HH
Development:	Variation of condition 2 (approved plans) of planning permission P/25/0166 to decrease the width and length of front extension, reduce the height of the front dormer windows, and reduce the number of rear dormer windows to one
Case Officer:	Kate Glover
Site Visit:	13th May 2026
Application Expiry Date:	17th June 2026
Consultation reply date expired:	14th May 2026

APPLICATION SITE

The site is comprised of a residential bungalow which is positioned centrally in the application site. The external materials of the property are rendered elevations, tile roof and uPVC window frames, door frames, rainwater goods and roof goods. There are numbers of trees within and around the boundary of the application site, in particular there is an apple tree located near to the north elevation of the bungalow.

Turning to the wider area, there are dwellings to the north, west and south of the property and there are no dwellings/properties to the east of the site is a large area with a gravel surface.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

Permission is sought to vary condition 2 on planning permission P/25/0166, which granted consent to demolish a garage, raising the roof height of the property, and the incorporation of dormer roof extensions on the rear and front elevations. Consent also included further additions to the property through the construction of two-storey extensions to the side and front, and a single-storey extension to the rear.

Planning application P/25/0166 was granted with condition 1 relating to implementation and condition 2, which listed the approved plans and documents.

This application seeks to make a number of changes to the built form. On the principal elevation, one of the three approved roof extensions will be removed from the scheme, three rooflights will be inserted into the roof pitch, and the projection of the proposed front extension will be reduced in depth. At the rear of the property, the approved three dormer roof extensions (two gable-style and one flat-roofed) will be removed and, instead, a more modest flat-roof dormer will be provided on the south-western roof slope of the property. The amended proposals would still require the roof to be raised to the height approved under the original permission. However, the roof pitch will be slightly steeper to accommodate the revised form.

There are no changes to the external materials, which will remain as approved under the original planning permission. The approved planting scheme will also remain in place.

The permission was also subject to condition 3 relating to the provision of biodiversity enhancement, and condition 4, which sets out a timetable for planting required to mitigate the loss of a tree and to provide further biodiversity enhancement. The revised plans incorporate the previously proposed mitigation and biodiversity enhancements.

PLANNING HISTORY

The relevant planning history is summarised below:

P/25/0166 Demolish garage, raise roof height, incorporate dormer roof extensions in the rear and front elevations. Two storey extensions to the side and front, and single storey extension to the rear
Approved: 19 August 2025

CONSULTATION

Planning Policy Officer: No objection received

PUBLICITY

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

One comment received queried the extent of the application site boundary, specifically why the red line included an area of what appears to be highway beyond the residential curtilage of the property.

It is noted that the red line boundary is relatively extensive due to the access roads serving the site not being adopted highway. As such, land that may appear to form part of the public highway has been included within the application site.

This representation is therefore acknowledged as a request for clarification rather than a formal objection to the proposed development.

No further comments or any 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) (PPW).

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

PLANNING CONSIDERATIONS

The principle of development has already been considered and found to be acceptable under the original planning application (Planning Ref: P/25/0166). As this application seeks permission to vary condition 2 on the planning decision notice, the implications for the relevant policies and material planning considerations must therefore be re-assessed to ensure that the development would still be acceptable with the proposed changes. The relevant considerations are the impact upon the character and appearance of the property and wider area, the impact upon the residential amenity of neighbours, and ecology. During the site visit, it was noted that development had not commenced.

The proposed amendments result in a clear reduction in the scale and bulk of the development. In terms of the principal elevation, the removal of one roof extension and the reduction in depth of the front projection will lessen the visual impact of the development. The inclusion of rooflights is considered a modest alteration that will not materially affect the character or appearance of the building.

Turning to the rear elevation, while the scheme retains a rear flat-roof dormer element and incorporates a window, the proposed dormer is substantially smaller and less visually prominent than the approved arrangement of three dormer windows. The revised design of the dormer window would not result in increased overlooking, as the previously consented

plans already incorporated areas of glazing in a similar west-facing orientation; therefore, the level of amenity impact remains unchanged, if not reduced.

Overall, the revised design would not introduce any additional visual harm, and the reduction in scale and simplification of the form are likely to provide a more sympathetic and proportionate addition, thereby improving the overall character and appearance of the property and wider area. The changes would not result in any significant effects on the residential amenity of neighbouring properties.

In ecological terms, the revised proposals continue to incorporate sparrow terraces and a built-in bat tube, along with the planting of three trees to compensate for the loss of the existing apple tree, together with additional soft landscaping. Although the sparrow terrace is repositioned to the north-east elevation of the property, it is noted that a number of mature trees are located adjacent to this elevation. These trees will provide shading and help prevent the sparrow terrace from overheating.

In conclusion, the proposal would still comply with the policies listed above.

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 plans and documents:

Drawing Title: Proposed Elevations, Drawing No: A0.6, Rev E, Received on 12 June 2026

Drawing Title: Proposed Site Layout Drawing No. A0.4 Rev B, Received on 12 June 2026

Drawing Title: Proposed Sections Drawing No. A0.8 Rev C, Received on 22 April 2026

Drawing Title: Proposed Floor Plans Drawing No. A0.5 Rev G, Received on 22 April 2026

Report titled Proposed Ecology, Reference HB-10, Rev A, Received on 30 July 2025

Green Infrastructure Statement by BE Ecology, Received on 30 July 2025

Bat Activity Survey, Issue 1VA, by BE Ecology, Received on 30 July 2025

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

3. **Prior to the development hereby approved coming into beneficial use** the sparrow terrace and bat tube shall be provided in accordance with approved plans Drawing Title: Proposed Elevations, Drawing No: A0.6, Rev E, Drawing No: HB-05, Rev C. The sparrow terrace and a bat tube shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

4. **In the first planting season(s) after the development hereby approved coming into beneficial use**, the meadow planting and 3 dogwood trees shall be provided in accordance with approved plan Drawing Title: Proposed Site Layout Drawing No. A0.4 Rev B and approved document Green Infrastructure Statement by BE Ecology. The scheme of planting shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement 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

A handwritten signature in black ink, appearing to be 'M. J. [unclear]', written over a horizontal line.

Director of Neighbourhood Services

DATE: 15.06.2026