

DELEGATED REPORT

Application No:	P/25/0323
Site Address:	Hawthorns Jobs Lane Cefn Coed Merthyr Tydfil CF48 2NH
Development:	Erection of screen fencing along existing wall
Case Officer:	Gareth Davies
Site Visit:	5th December 2025
Application Expiry Date:	23rd January 2026
Consultation reply date expired:	19th December 2025

APPLICATION SITE

The property subject of this application is a modern detached bungalow located at the north western head of the cul de sac that is Jobs Lane, Cefn Coed Y Cymmer. The property is single storey and sits within a substantial curtilage and benefits from off street car parking, the wider area is entirely residential in character with no overriding design idiom as there are both houses and bungalows in the area in a variety of designs and finishes. At its nearest the boundary of the application property lies 17 from one of the slip roads serving the A465 heads of the Valleys Road and is only 30m distant from the carriageway itself.

PROPOSED DEVELOPMENT

The proposed development seeks planning permission for the reconstruction of boundary treatments at the property following works to a watermain that runs through the curtilage by Dwr Cymru Welsh Water. The intension is to reconstruct the front boundary wall with screening above for a distance of approximately 30m to a total height of 1.6m. It would comprise of a 1m high brick wall, which is currently under construction and does not require planning permission. Along the top of this would be a 0.6m high fence in the form of a black Aspen slatted screen, which is the subject of this application.

PLANNING HISTORY

P/08/0050 – Demolish existing conservatory and erect a single storey rear extension – Approved 28th April 2008.

P/01/0252 – Side extension linking dwelling to existing garage. – Approved 1st August 2001.

P/00/0210 – Retaining wall at rear of property. – Approved 23rd August 2000.

CONSULTATION

Welsh Government Highways – as highway authority for the A465 trunk road does not have a direction in respect of this application.

Head of Engineering and Highways – no objections and has suggested structural details of the boundary treatment be provided.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, neighbour notification letters were sent on 28th November 2025.

No objections or representations were received as a result of this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: The National Plan 2040 (February 2021), 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 wellbeing of our communities.

National Planning Policies

Planning Policy Wales 12 (Edition 12 February 2024)

Local Planning Policies

The Merthyr Tydfil County Borough Replacement Local Development Plan 2016-2031:

Policy SW11: sustainable design and placemaking is relevant in the determination of this application.

Supplementary Planning Guidance Note 6: A Design Guide for Householders.

PLANNING CONSIDERATIONS

The initial boundary treatment was removed from the site due to the works of a third party (in this instance Dwr Cymru Welsh Water).

The proposed finish materials are considered acceptable in terms of their visual impact in that the wider area has a variety of boundary treatments in the immediate vicinity including brick, rendered blockwork, railings, and diverse types of panelling. Given the variety present in the area the proposed works would not appear odd or out of place, nor would they appear in any way visually obtrusive given the heights involved. As such the

proposals are considered compliant with the requirements of Policy SW11 of the Replacement Local Development Plan with regard to this issue.

In terms of the impact of the proposed development on the residential amenity of other residents, it is considered that the proposed change would not result in any unacceptable effects. The alterations on the front boundary afford the resident of the application property greater privacy without affecting the amenity of properties opposite. As such the proposal is considered compliant with the requirements of Policy SW11 of the Replacement Local Development Plan with regard to this issue.

The Head of Engineering and Highways has requested that structural details of the boundary wall be provided for consideration prior to determination to ensure the wall is structurally sound in close proximity to the highway. Although this is not required in respect of a fence. In this instance the brick wall being only 1m high (already being constructed) does not require planning permission as it would fall under permitted development rights. As such, it would be unreasonable to seek such structural calculations in this instance as this would be outside the planning controls. This application only seeks permission for the erection of the 0.6m high screening along the top of the wall which would not normally substantiate the need for structural calculations to be provided. Accordingly, the use of a condition to secure the structural calculations is not deemed to be appropriate. There appears to be no particular concerns with the fencing along the top of the wall from a highway safety point of view. Therefore the proposal complies with Policy SW11 of the LDP.

CONCLUSIONS

The proposed development is minor and only requires planning permission on the basis of the proposed height of the front boundary wall exceeding 1m. The proposed works would not result in any adverse impact on the living conditions of residents or the residential amenity of neighbours. Consequently, 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 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 in 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:**

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: -

- elevation facing road received 12th December 2025

- fence details received 28th November 2025
- block plan scale 1:500 received 28th November 2025
- location plan scale 1:1250 received 28th November 2025

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 21.01.2026