

# DELEGATED REPORT

|                                         |                                                                                       |
|-----------------------------------------|---------------------------------------------------------------------------------------|
| <b>Application No:</b>                  | <b>P/25/0088</b>                                                                      |
| <b>Site Address:</b>                    | <b>Land Adjacent To<br/>1 Edwards Terrace<br/>Bedlinog<br/>Treharris<br/>CF46 6RN</b> |
| <b>Development:</b>                     | <b>Detached dwelling and garage</b>                                                   |
| <b>Case Officer:</b>                    | <b>Marlene Ferreira</b>                                                               |
| <b>Site Visit:</b>                      | <b>30<sup>th</sup> April 2025</b>                                                     |
| <b>Application Expiry Date:</b>         | <b>23rd May 2025</b>                                                                  |
| <b>Consultation reply date expired:</b> | <b>13th May 2025</b>                                                                  |

## APPLICATION SITE

The application site relates to a rectangular parcel of land located off Edwards Terrace, a traditional terraced residential street in Bedlinog. The site, which appears to have never been developed, is predominantly overgrown. It slopes down from northeast to southwest and is enclosed from Edwards Terrace by a 2 metre high metal fence.

The site adjoins a two-storey terraced dwelling to the west (1 Edwards Terrace), the rear boundary of the two-storey terraced properties located along Powell Street to the east, the elevated garden of a three-storey dwelling 28A High Street to the north, and the highway, Edwards Terrace to the south.

On the opposite side of the road, there are two detached dwellings (17 and 18 Edwards Terrace). Whilst these neighbouring properties are also modest two storey dwellings of a traditional character, they are set back from the pavement and 18 Edwards Terrace has been constructed at a lower ground level than the road and due to its orientation, has a side gable frontage.

## PROPOSED DEVELOPMENT

This application seeks full planning permission to construct a two-storey dwelling with a garage/store. This is a re-submission of planning application P/23/0175, which was refused due to the design and siting of the proposed dwelling.

The amended scheme illustrates that the detached dwelling, which would be south facing onto Edwards Terrace, would be sited hard up to the pavement. It would comprise of a WC, kitchen/dining and a living area at ground floor, three bedrooms and a bathroom at first floor, and a storage area in the roof space.

The dwelling would measure approximately 5.8m wide, 8.2m deep, with an 8m ridge height. It would be finished with fibre cement roof tiles, rendered elevations and UPVc windows.

The property would be served by a small rear patio area and an elevated grassed garden area beyond (due to the topography of the site). Part of the elevated garden would be enclosed by a 2.97 metre high retaining wall with the elevated grassed area supported by a low 1 metre high retaining wall.

A detached garage/store would be located to the rear of the dwelling with access via a driveway to the side. The garage/store would measure 2.95 metres wide, 4.7 metres deep with a 3.45 metre ridge height. Two tandem parking spaces would be provided on the driveway, alongside the eastern side of the property.

## PLANNING HISTORY

The Council's records indicate the following planning history for this site:

P/23/0175 – Detached dwelling and garage – Refused: 21<sup>st</sup> June 2024

Reason for refusal:

*The proposed dwelling, by virtue of its inappropriate siting and design, would represent a visually intrusive and incongruous form of development detrimental to the character and appearance of the street scene. The proposed development therefore fails to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.*

P/16/0110 – Outline planning permission for a detached dwelling – Approved: 13<sup>th</sup> June 2016

## CONSULTATION

|                                       |                                      |
|---------------------------------------|--------------------------------------|
| Head of Engineering and Highways      | No objection.                        |
| Policy Officer                        | No objection.                        |
| Ecology Officer                       | No objection, subject to conditions. |
| Environmental Health Manager          | No objection, subject to conditions. |
| Bedlinog & Trelewis Community Council | No objection.                        |
| Welsh Water                           | No objection, subject to conditions. |

## PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, adjoining properties were consulted and two site notices were displayed within the vicinity of the site. One letter of representation was received following this publicity exercise. The concerns raised have been summarised below:

- Consultation with neighbouring properties was not undertaken;
- There has been no consideration to the blocking off of views and the loss of light to the rear garden and rear windows of neighbouring properties;
- The proposed rear elevation contains many windows which would affect the privacy of rear garden and rear windows of neighbouring properties;
- The proposed plans show a retaining wall to the rear of the property. Currently only a dry stone wall and metal fence is in place. No discussions with existing neighbours have been undertaken to clarify how these works would take place.
- There was previously a right of way that reached the back of the neighbours gardens. It was used for the delivery of coal to the rear gardens in the past. This has disappeared, is not shown on the plans, and there has been no discussions with existing residents regarding this.
- The site is too small to accommodate the development;
- The front of the dwelling does not align with other dwellings in the street.

Members were consulted in respect of the objection received, however, they have not requested that the application be determined at Planning Committee. As such, the application will progress to be determined, under delegated powers, by the Director of Neighbourhood Services.

## POLICY CONTEXT

### National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

Policy 1 – Where Wales Will Grow

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

Policy 4 – Supporting Rural Communities

Policy 9 – Resilient Ecological Networks and Green Infrastructure

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

### National Planning Policies

- Planning Policy Wales - Edition 12 (February 2024)

Paragraph 3.3 refers to good design and states that *'...design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area...'*

Paragraph 3.9 refers to character and states that *‘...the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement...’*

Paragraph 3.14 refers to context appraisal and states that these *‘...should be used to determine the appropriateness of a development proposal in responding to its surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment...’*

Paragraph 6.4.3 discusses biodiversity and states that *‘...the planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement...’*

- TAN (Technical Advice Note)

#### TAN 5 – Nature and Conservation Planning (2009)

This TAN provides advice on development affecting designated sites and habitats, in addition to protected or priority habitats and species. Section 6.2.2 states that *‘...It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. It is considered best practice that such a survey is carried out before planning application is submitted. Planning permission should not be granted subject to a condition that protected species surveys are carried out and, in the event that protected species are found to be present, mitigation measures are submitted for approval. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of them being present...’*

#### TAN 12 – Design (2016)

This TAN advises that the Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales. Section 2.6 of TAN12 states that *‘...Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality or function of an area, should not be accepted, as these have detrimental effects on existing communities...’* Section 4.3 of TAN12 points out *‘...Understanding the site and its immediate and wider context is the basis for a meaningful and sustainable design response, and is the responsibility of all those involved in the design process...’*

#### Local Planning Policies

- The Merthyr Tydfil Replacement LDP 2016-2031

Policy SW1 - Provision of New Homes

Policy SW4 - Settlement Boundaries  
Policy SW11 - Sustainable Design and Placemaking  
Policy EnW1 - Nature Conservation and Ecosystem Resilience  
Policy EnW4 - Environmental Protection

- Supplementary Planning Guidance (SPG):

SPG4 - Sustainable Design, July 2013

## PLANNING CONSIDERATIONS

The issues to consider when assessing this application relate to whether the proposed development is acceptable in principle in this location, and whether, the dwelling, in terms of its siting, scale and design, would be acceptable with regards to its impact upon the character and appearance of the area, residential amenity, ecology, parking provision and highway safety.

### Principle of Development

The application site lies within the settlement boundary. Thus, the principle of residential development is considered acceptable and is generally supported by LDP Policy SW4, provided the proposal is compatible with other relevant policies and material planning considerations. Indeed, the site has previously had outline planning permission for a detached dwelling under planning application P/16/0110.

### Character and Appearance

The proposed dwelling would be located off Edwards Terrace, at the end of a row of typical traditional terraced properties. These neighbouring properties form a consistent building line, are sited hard up to the front pavement, and are made up of modest frontages with balanced fenestration arrangements. These are the properties which have the closest relationship with the application site. Whilst it is noted that there are other surrounding properties on the opposite side of the road, one of which is set back from the highway and has a side gabled elevation fronting the road, the character of the surrounding wider area is predominantly made up of modest terraced dwellings.

The proposed dwelling would be served by a side driveway, with a southwest facing primary elevation and a northeast facing rear garden. Its layout would be similar to that of adjacent dwellings located along this side of the street, since the proposed dwelling (which under the last application, P/23/0175, was set back from the front highway and comprised a front gable feature) would now comprise a traditional modest frontage and would be sited hard up to the front pavement. As such, the proposed dwelling would conform to the established design and building line of surrounding properties and would therefore be considered sympathetic and compatible with its immediate context.

The proposed dwelling would therefore respect the character and appearance of the existing street scene and accord with LDP Policy SW11.

### Residential Amenity

The proposed dwelling would adjoin the boundary with 1 Edwards Terrace (located to the northwest), the boundaries with dwellings at 24, 25, 26 and 27 Powell Street (located to

the southeast), and the boundary with 28a High Street (located to northeast). These are the neighbouring properties most likely to be affected by the proposed development.

With regards to 1 Edwards Terrace, the proposed dwelling would run alongside the dividing boundary with this property and its height would not exceed that of this neighbouring dwelling. Indeed, the majority of the built development would be sited adjacent to its gable end with a two storey and single storey extensions to the rear, all of which have blank elevations facing the application site. Therefore, given this relationship, the proposed dwelling would not be considered to cause any significant overbearing, privacy or loss of light impact upon this neighbouring property.

The dwelling would be located between 2.3 to 3.7 metres from the dividing boundary with 24, 25, 26 and 27 Powell Street. It would also be located a further 6 metres from the rear elevation of the closest property along Powell Street. Given these distances, the proposed dwelling would not be considered to have an overbearing impact upon these neighbouring dwellings. Similarly, any loss of light to these neighbouring properties' rear gardens would be minimal given the layout of the proposed dwelling. Furthermore, there are no first floor side facing windows to its southeast elevation which would ensure that the garden areas and properties themselves are not directly overlooked. Whilst there are windows in the rear elevations and/or rear extensions of these existing dwellings (along Powell Street), these would be located at some distance from the dividing boundary (as noted above) with the new dwelling and therefore would not be considered to significantly detract from the private amenities of the future occupiers of the proposed dwelling. Whilst the proposal would undoubtedly have a close relationship with its neighbouring surrounding properties, this pattern of development is already prevalent amongst this terraced street and other terraced streets in the area. It is noted that a new garage would also be constructed alongside the boundary with these neighbouring properties, however, this would be a single storey structure with a roof design which slopes away from these neighbouring properties. As such, it would not be considered to have any significant adverse impact upon the privacy or amenities of these neighbouring dwellings.

The rear of the proposed dwelling would face the garden of 28a High Street and the rear elevated garden area would also adjoin the garden area serving this neighbouring dwelling. The proposed first floor of the proposed dwelling would be located approximately 11 metres from this dividing boundary. Two first floor bedroom windows, although located at some distance from the boundary (as noted above), would be facing the private amenity area/garden of 28a High Street. However, it should be noted that the amenity area of 28a High Street is currently not a private space which is screened from the surrounding area. Instead, this neighbouring garden is elevated above the properties in Edwards Terrace. Thus, it is currently overlooked by any passers-by travelling along High Street (located to the north of the site) and by passers-by travelling along Edwards Terrace, as well as visible from the rear garden areas of other existing nearby properties. Indeed, it could be argued that the development of this site for a new two-storey dwelling could serve to largely screen the garden of this neighbouring dwelling and enhance their level of privacy when viewed from Edwards Terrace.

Although it is recognised that a close relationship would be established between the new dwelling and the surrounding properties, as discussed above, it is important to note that this pattern of development is already evident amongst this terraced street and other terraced streets in the area, i.e. the rear and side windows of No. 28a High Street overlook the garden areas of dwellings along Powell Street and Edwards Terrace. In terms of the upper rear grassed area, this would adjoin the dividing boundary with 28a High Street, and

would be elevated by 1 metre from the ground (path) level. However, a new retaining wall measuring 2.97 metres in height would be erected to the rear of the elevated grassed garden area. This wall, when viewed from the elevated grassed garden area, would provide a 2 metre dividing boundary between the application site and this neighbouring dwelling, which would enhance privacy to the future occupiers of the property, as well as the garden of this neighbouring dwelling (28a High Street).

Thus, it appears that the proposed dwelling would be sited and designed to limit overbearing, loss of light and overlooking concerns. The proposed development would therefore be considered acceptable and accord with LDP Policy SW11.

### Ecology

Given the nature of development and having regard to Planning Policy Wales, the application was supported by a Technical Note – Walkover Survey and a Green Infrastructure Statement (GIS).

The survey report concluded that *‘...due to the sites small size and isolated nature, it is considered unlikely that there will be any impact on protected species providing that the clearance is undertaken under ecological supervision and in line with a method statement...’* However, it recommended compensation/enhancement measures in the form of the planting of a wildflower area within the rear garden (to be maintained and managed), the provision of bat box (at a greater height than 3.5m) on the southeastern elevation of the property, the provision of a sparrow terrace integrated in the southeastern elevation of the property, bee bricks to be installed in the development; and, gap on boundaries for the passage of hedgehogs.

With regards to the GIS, the report states that *‘...there is very little green infrastructure within the site boundary other than early successional vegetation...’* It goes on to state that *‘...direct habitat loss implications within the development site can be limited if compensatory planting can be incorporated within the site plans...’* As such, the report recommends enhancement measures which include integrating bird and bat boxes into the building providing additional habitat for species; the use of native species within the soft landscaping works; and, suitable long-term management of soft landscaping to ensure spaces are useful to wildlife.

The Council’s Ecologist has considered the reports submitted, their content and recommendations and has not raised concerns with the development provided it is carried out in accordance with these reports. As such, a suitably worded condition could be added to any planning permission granted to ensure that the works are appropriately carried out and enhancement measures are implemented. The proposed development would therefore be acceptable and comply with LDP Policy EnW1.

### Parking and Highway safety

The proposed dwelling would be accessed directly off Edwards Terrace and would be served by a front/side parking area with a tandem parking arrangement for two vehicles. This would involve reversing movements onto Edwards Terrace Road. The Head of Engineering and Highways has considered the proposal in respect of on-site parking provision and highway safety and has not raised any issues or objections. The proposed development would therefore not give rise to any adverse highway or pedestrian safety concerns and would accord with LDP Policy SW11.

## Responses to Representations

The planning concerns raised in the letter of objection has been addressed in the relevant sections above. In respect of other concerns raised, these have been addressed below:

- Letters were sent to neighbouring occupiers in respect of this application. Two site notices were also displayed within the vicinity of the site. The publicity requirements have therefore been complied with.
- Right to view is not a material planning consideration. As such, the concerns regarding the loss of views which would result from this development would not warrant the refusal of the application;
- It is the responsibility of the applicant/developer to ensure that development is carried out appropriately and in accordance with all relevant permissions, planning and otherwise. Any damage to the boundary or property of nearby residents would be a civil matter between the parties involved and cannot be controlled by the planning process.
- There does not appear to be a public right of way running along the rear of the neighbouring properties. The area of the application site appears to be overgrown and unused. Indeed, the site is inaccessible since a metal fence has been enclosing the site for many years. Whilst the concerns raised have been noted, the access referred to may have been a private right of way that may have historically been in use, or even an access historically provided by the requirement of a covenant. It should also be noted that the Rights of Way Officer were consulted and no comments have been provided. It is therefore evident that the referred to right of way has not been used for some time and this is a matter which cannot be controlled by the planning process.
- This application originally proposed a dwelling which was set back approximately 2 metres from the front highway. However, amended plans have been submitted to show an amended layout and the proposed dwelling has been altered so that its facade aligns with the existing building line of neighbouring dwellings along Edwards Terrace.

## CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and would comply with the relevant policies and guidance.

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:

- Technical Note - Walk Over Survey, received: 21st November 2025;
- Green Infrastructure Statement, received: 21st November 2025;
- Proposed Site Plan Drawing No ES-04, received: 21st November 2025;
- Proposed Lighting Plan Drawing No ES-07, received: 28th October 2025;
- Proposed Lighting Elevations Drawing No ES-08, received: 28th October 2025;
- Floor Plans and Elevations Drawing No ES-01, received: 9th May 2025;
- Proposed Elevations Drawing No ES-02, received: 9th May 2025;
- Street Scene Elevations Drawing No ES-06, received: 9th May 2025;
- Sections Drawing No. ES-05, received: 28th March 2025.

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

3. Prior to the occupation of the dwelling hereby approved, the enhancement measures proposed, as stipulated in the Technical Note - Walk Over Survey and Green Infrastructure Statement (received on the 21st November 2025), shall be implemented and shall be retained thereafter in perpetuity.

**Reason** - To protect the natural environment and important habitat in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

**Reason** - To ensure that the new development will be visually attractive in the interests of amenity and biodiversity and to accord with Policies SW11 and EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. **Prior to the commencement of development**, the materials to be used in the construction of the external surfaces of the parking area/driveway shall be submitted to and approved in writing by the local planning authority. The parking area/driveway shall be completed in accordance with the approved details prior to the occupation of the dwelling and shall remain available for its designated use in perpetuity.

**Reason** - In the interests of visual amenity and highway safety and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. **No development shall take place** until details, including structural calculations and facing materials, 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 the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

7. No surface water and/or land drainage shall be allowed to discharge directly or indirectly into the public sewerage system.

**Reason** - To ensure adequate disposal of surface water drainage in accordance with LDP Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

8. Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 14.00 on Saturdays and at no time on Sundays or Public Holidays.

**Reason** - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

## INFORMATIVES

1. This permission does not give consent to construct on land outside the applicants ownership. This is a civil matter between the applicant and the landowner which cannot be controlled by the planning process.
2. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

3. The applicant/developer is advised to liaise with the County Borough Council's Head of Engineering regarding any consents which are required in association with the provision of any vehicle cross over.

RECOMMENDATION ENDORSED

  
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Director of Neighbourhood Services

DATE: 12.12.2025