

DELEGATED REPORT

Application No:	P/26/0112
Site Address:	4 Bryntirion Street Dowlais Merthyr Tydfil CF48 3RY
Development:	Erection of single storey rear extension
Case Officer:	Rebecca Owens
Site Visit:	3rd June 2026
Application Expiry Date:	23rd August 2026
Consultation reply date expired:	24th June 2026

APPLICATION SITE

The application relates to a mid-terrace dwelling located within the settlement boundary. The site is bound by a highway to the front, lane to the rear and other dwellings on either side. The profile is generally level.

PROPOSED DEVELOPMENT

Full planning permission is sought for the demolition of an existing annexe and the erection of a single storey rear extension. The proposed extension would be erected off the rear elevation of an existing two storey annexe and would utilise the existing boundary wall as an elevation which would support its roof. The extension would measure 4.65m in depth (8.5m off the main rear elevation) by 3.06m in width and would have a mono-pitched roof with a ridge height of 3.64m. It would feature two windows and door in its south west facing side elevation. The roof of the extension would be covered with concrete tiles and the external walls would be finished with dash to match the existing dwelling.

PLANNING HISTORY

There is no recent planning history which needs to be considered when determining this application.

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties and two site notices were displayed within the vicinity of the site.

No letters of objection were received following 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 well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

Policies SW11: Sustainable design and place making and CW1 Historic environment of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The rear street scene of the application site is characterised by two storey rear annexes with single storey annexe projecting off their rear elevations. The proposed extension would replace the existing single storey annexe with an extension that is wider but slightly shorter in depth. Thus whilst it would result in a long projection from the main dwelling, in this context it would not appear incongruous. In addition the general design and material finishes are considered to be acceptable. As such, the development is considered to be acceptable and would not harm the character or visual amenities of the dwelling itself or indeed the area in general. It would therefore comply with Policy SW11 of the LDP.

Regard has also been had for the impact of the development on the residential amenities of the neighbouring residents. In this respect it is noted that the extension would be erected hard on the boundary with the dwelling known as 5 Bryntirion Street and would be erected above the existing boundary wall. This extension would only be 0.27m higher than the annexe that would be demolished and the extension would not project as far along the boundary (being 0.25m shorter in depth). Thus, it is not considered that it would have any significant additional impact on this neighbour. Furthermore, whilst it would feature windows in its south western elevation which would face towards the dwelling known as 3 Bryntirion Street, these would be at ground floor level and views from them would be obscured by the existing boundary. Having regard to the above and noting that no objections have been received following the publicity exercise the development is found to be acceptable in terms of its impact on residential amenities and in accord with Policy SW11 of the LDP.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, which only includes a modest extension to the

dwelling which would replace an existing smaller annexe, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement would be sought and secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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:**

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:

Drawing Title: Proposed Plans. Section & Elevations, Received 21 May 2026.

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

3. **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 Replacement Local Development Plan.

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.

3. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-
 - i) work on an existing wall shared with another property;
 - ii) new building on the boundary with a neighbouring property; or
 - iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

RECOMMENDATION ENDORSED *G. Davies*

PP. Director of Neighbourhood Services

DATE: 21st July 2026