

DELEGATED REPORT

Application No:	P/26/0123
Site Address:	Ynys Dawel High Street Caeharris Dowlais Merthyr Tydfil CF48 3HB
Development:	Side and rear extensions to dwelling and widening of existing access into the site
Case Officer:	Marlene Ferreira
Site Visit:	2nd July 2026
Application Expiry Date:	5th August 2026
Consultation reply date expired:	2nd July 2026

APPLICATION SITE

The application site relates to a detached property, Ynys Dawel, located off High Street in the area of Dowlais. The two-storey dwelling, which is significantly set back from the front highway and benefits from an extensive and largely flat garden/amenity area, has been altered overtime by the addition of front, rear and side extensions. It is well enclosed by established boundary treatments in the form of a high stone wall and extensive mature landscaping including large, tall trees, which provide a strong degree of screening from neighbouring properties and the wider street scene. The dwelling is served by on-site parking and can accommodate multiple vehicles at any one time.

The dwelling lies within an established residential area characterised by a variety of detached, semi-detached and terraced properties of differing styles, scales and appearances. The surrounding pattern of development includes a number of properties which have also been altered and extended.

PROPOSED DEVELOPMENT

This application seeks planning permission to demolish the existing single storey additions and construct a two-storey and single storey rear extension, and front and side single storey extensions.

The proposed dwelling, which would comprise extensions with a variety of roof designs including pitched, monopitched and flat roof, would have a maximum width of approximately 21m, a maximum depth of approximately 27m and a maximum ridge height of approximately 6.9m. It would be served by a kitchen/dining/living area, pantry, safe room, study, WC, washroom, living room, 3 en-suite bedrooms and a gym area at ground floor, with a living area and en-suite bedroom at first floor. A courtyard garden, occupying a relatively central position, would be provided at ground floor. A first-floor balcony area, enclosed with a glass balustrade would be provided to the front/side (east) of the property. The proposed dwelling would be finished with a mix of materials including, rendered elevations, cladded elevations, slate roof tiles, zinc roof (with solar panels), with aluminium windows throughout. It is noted that two trees, along the western boundary would be removed to accommodate the proposed extensions.

At the rear of the site, the garden area gently rises to the north. A small section of the rising garden would be excavated, in part, to accommodate the rear extensions and provide a flat rear patio area. This part of the garden would be retained by a low boundary 0.5m high wall.

At the front of the site, the gated vehicular access would be rearranged, which would involve removing the narrow gated vehicular entrance and splaying the existing stone wall. This would provide a vehicular access/waiting area measuring approximately 8.3m wide. A new 3m wide gated access would be constructed further north, approximately 6.5m back from the front highway.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this property.

CONSULTATION

Head of Engineering and Highways

No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining occupiers. No letters of representations have been received as a result of this publicity exercise.

POLICY CONTEXT

National Development Framework

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

National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposal, in terms of its siting, design and scale, would be an acceptable form of development with regards to its impact upon the character and appearance of the dwelling and the wider area. The impact upon residential amenity, ecology and highway safety are also important considerations.

Character and Appearance

The proposed extensions, given their scale, design and finishes, would be considered to add interest and character to the existing property.

The two-storey element would be located to the rear of the main existing dwelling and would be finished with cladded elevations. Whilst the two-storey addition would not be set down from the height of the original dwelling, its setback position, matching roof design and use of external cladded elevations, would provide transparency between the original dwelling and this later addition. Furthermore, it would add a degree of interest to the property without dominating the appearance of the original dwelling.

The single storey mono-pitched and flat roof additions, although large in scale and numerous, would not dominate the existing dwelling, given their maximum height of 3.7m. As such, these additions would aid to revive the traditional looking dwelling and add appeal to its appearance, whilst continuing to appear subservient and proportionate.

It is recognised that the proposed development includes differing roof finishes, a variety of external material finishes, new modern features, i.e. glazed balcony area, and would expand the existing dwelling substantially. In some instances, the introduction of such varying roof designs, materials and features, may be deemed inappropriate, incongruous and detrimental to an existing property. However, in this instance, the proposed development would add a contemporary feel to the original dwelling and would be considered sympathetic within this context. Certainly, the site, as previously described, sits within an extensive plot, which is very well enclosed by established boundary walls and extensive trees and vegetation, from both neighbouring properties and the wider

streetscene. The proposed extensions would therefore sit comfortably within the site without causing any significant adverse impact on the character or appearance of the wider area.

The proposed development would therefore be considered acceptable within this setting and would not be deemed significantly harmful to the character or appearance of the dwelling or the surrounding built environment. It would therefore accord with LDP Policy SW11.

Residential Amenity

The proposed development and its impact on the neighbouring properties has been assessed and it is not considered that the proposed development would have any adverse impact upon the privacy or amenities of nearby occupiers.

The dwelling, as described earlier, sits within a very large plot and is well screened from the neighbouring properties by mature landscaping. The closest residential dwelling, located to the east, is sited over 15 metres away (at its closest point) and as such, the proposed extensions, including the two-storey element and balcony area, would not have any overbearing, loss of light or privacy impact upon surrounding residential occupiers.

It is recognised that the dwelling, when extended, would be located closer to the western boundary, approximately 1.7m from the dividing boundary which adjoins Dowlais Primary School. However, the school building is separated from the application site by a road and is distanced over 15 metres away (at its closest point) from the dividing boundary. Thus, the proposal would not be deemed to cause any significant harm upon the neighbouring school site.

The proposed development and its relationship with adjoining properties is therefore considered acceptable and would therefore accord with LDP Policy SW11.

Ecology

The Council's Ecologist has not reviewed this application. However, with such proposals the Council's Ecologist would normally request that a Preliminary Roost Assessment (PRA) be submitted in support of the application. Given that the works are proposed on a residential property, where many developments can be undertaken without planning permission, the request for a PRA would be considered unreasonable in this instance. However, enhancement works in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' would be requested by a suitably worded condition, which could be added to any planning permission granted.

It is also noted, under chapter 6 of Planning Policy Wales (edition 12) that applications should be supported by Green Infrastructure Statements (GIS). However, due to the scale and nature of the development, the submission of a GIS would be deemed disproportionate and unreasonable. Notwithstanding this, and having noted that two trees would be removed to facilitate the proposed development, ecological enhancements, which could include planting of replacement trees, would be provided (to be requested by condition) which would contribute to the wider green infrastructure objectives. Thus, the

proposed development would therefore be considered acceptable and accord with LDP Policy EnW1.

Parking Provision and Highway Safety

The extended dwelling would be accessed via a widened and improved access off High Street and would be served by an adequate parking area, including an on-site turning area.

The Head of Engineering and Highways has considered the proposed development, and given the nature of the development, associated access provision off High Street, and the level of on-site parking available, the proposed development would be considered acceptable. The ample on-site space provided and large manoeuvring area would allow vehicles to turn within the site and leave the site in forward gear, preventing any reversing movements onto the highway. In addition, the entrance point into the site would be widened and set back from the highway, which combined with the repositioning of the stone wall, would allow for a vehicular waiting area when entering the site off High Street, as well as improved visibility when leaving the site. The Head of Engineering and Highways has therefore concluded that there are no concerns or objections in respect of highway or pedestrian safety, and the proposal would therefore accord with LDP Policy SW11.

CONCLUSION

The proposed development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, 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:

- Proposed first floor plan Drawing No 1226.7B, received: 4th September 2026;
- Proposed Elevations Drawing No 1226.08B, received: 4th September 2026;
- Proposed Section F-F and E-E Drawing No 1226.09A, received: 4th September 2026;

- Proposed ground floor plan Drawing No 1226.06B, received: 4th September 2026;
- Proposed Elevations Drawing No 1226.10B, received: 4th September 2026;
- Proposed Section C-C and D-D Drawing No 1226.11B, received: 4th September 2026;
- Section - Proposed Section D-D, Drawing No 1226.018, received: 31st July 2026;
- Section - Existing Section D-D, Drawing No 1226.017, received 31st July 2026;
- Section - Existing section B-B. Drawing 1226.016, received 31st July 2026;
- Section - Proposed Section B-B, Drawing No 1226.015, received 31st July 2026;
- Proposed Site Plan, Drawing No 1226. 13C, received 31st July 2026;
- Proposed Sections Drawing No. 1226.12, received 10th June 2026.

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

3. Prior to the construction of the extensions hereby approved, samples of the materials to be used in the construction of the external surfaces of the extensions shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **Prior to the commencement of development**, a plan to scale, indicating the positions, dimensions, design and type of solar panels, to be erected, to include manufacturer name, product name, and product colour, shall be submitted to and approved by the local planning authority. The solar panels shall be completed in accordance with the approved details prior to the beneficial use of the building.

Reason - To protect the character and appearance of the area and ensure that the new development will be visually attractive in accordance with Policy SW11 of the Merthyr Tydfil County Replacement Local Development Plan.

5. **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 .

6. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, to include 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 04.09.2026