

DELEGATED REPORT

Application No: P/25/0242

Site Address: Bryn Eira
Winch Fawr Road
Heolgerrig
Merthyr Tydfil
CF48 1TF

Development: Retention of granny annexe and gym and other associated works

Case Officer: Rebecca Owens

Application Expiry Date: 4th November 2025

Consultation reply date expired: 2nd October 2025

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front and other dwellings to the sides and rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the retention of a granny annexe and gym and other associated works.

The structure has an irregular footprint and comprises of two main parts connected by a central linking section. The granny annexe is largely contained within the larger section of the building with this providing the living room and two bedrooms. The kitchen and bathroom are contained within part of the small section of the building along with a separate gym which is accessed externally via large glazed door in the south eastern elevation. Access to the granny annexe is via a doorway in the south western elevation. The external elevations are finished with a white render to match the existing bungalow and the roofs are covered with reconstituted slate. A store has also been erected off the north eastern elevation which is accessed by a single doorway from the garden area. Other works include the widening of the existing vehicular access and new front boundary walls, again finished in render.

PLANNING HISTORY

The relevant planning history is summarised below:

P/23/0275 Detached garage and covered BBQ Area
Granted planning permission on 15 January 2024

- P/18/0125 Erection of dormer roof extension to side of dwelling, alterations to external elevations with changes relating to windows, doors and finishes and associated landscaping works (Certificate of Lawful Development)
Lawful Development Certificate granted on 5 June 2018
- P/18/0040 Erection of dormer roof extension, alterations to external elevations with changes relating to windows, doors and finishes and associated landscaping works
Refused planning permission on 21 March 2018

CONSULTATION

The following bodies were consulted and their responses are presented below:

Head of Engineering and Highways	No objection subject to conditions
Council's Ecologist	No objection subject to enhancements, Green Infrastructure Statement and a net benefit to biodiversity
Environmental Health Manager	No objection subject to conditions
Dwr Cymru Welsh Water	No objection subject to condition

PUBLICITY

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

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

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking

- SW12 Improving the Transport Network
- CW1 Historic Environment
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- EnW4 Environmental Protection

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

Background

Planning permission was granted for a detached garage and covered BBQ Area at the application site in January 2024 (Planning Ref: P/23/0275). The structure has not been erected in accordance with the approved plans and is to be utilised as a gym and granny annexe. This application seeks permission for the retention of these.

Principle

The application site is located in a residential area within the settlement boundary. As such the principle of the development is acceptable subject to other relevant policies and material planning considerations.

Design and visual amenity

The streetscene of the application site is comprised of a small number of detached dwellings which all differ in their design and scale and the rear boundary lines of other residential properties some of which contain outbuildings. While it is acknowledged that the development is sited forward of the property's principal elevation, it is positioned alongside the garage of the neighbouring dwelling. In this location, and having regard to the context of the site, the proposed structure is generally considered to be of an acceptable design and scale and it is not considered that it represents an incongruous addition that is harming the character of the dwelling itself or indeed the wider area. The proposal is therefore found to be acceptable in terms of Policy SW11 of the LDP.

Residential amenity

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is noted that the structure is located adjacent to the boundaries of 9 and 10 Chester Close. The larger section of the building is located alongside the north western boundary shared with 10 Chester Close. Whilst it is noted that the building is just 0.8m at its closest point to this boundary with a ridge height of 4.53m, this elevation would be largely alongside the neighbouring property's garage and as such would not have any significant overbearing impact or result in any harmful loss of light. Similarly, it is recognised that the north western elevations contains windows but

these would be at ground floor level, facing towards the boundary wall and side elevation of the neighbour's garage. As such it is not considered that they are giving rise to any overlooking or loss of privacy. The building would be located a greater distance from the rear boundary of 9 Chester Close with its elevations stepped. Having assessed this arrangement it is not considered that the building is having an overbearing impact or indeed causing any overshadowing or loss of light to this property's garden. Furthermore, whilst there is a glazed doorway in the elevation opposite this boundary line, any direct views to the neighbouring garden would be obscured by the boundary wall and as such the development is not leading to any unacceptable loss of privacy.

In addition to the above, consideration has also been given to the use of the building as a granny annexe and gym. The gym would be used ancillary to the property and annexe by their occupiers and as such should not give rise to any noise and disturbance above that of a typical residential property. It is recognised that the granny annexe would increase the number of people potentially residing at the site and thus could give rise to more activity and comings and goings. However, given its modest size it is not considered that this would be significant or to a degree that would cause any significant disruption to neighbouring occupiers. In addition the annexe is a residential use and thus should not result in any noise and disturbance above that of a typical dwelling. It is also noted that no concerns or objections were raised by the Environmental Health Manager.

Thus having regard to the above and noting that no representations were received following the public exercise, the proposal is found acceptable in terms of residential amenity and in accord with Policy SW11 of the LDP.

Parking and highway safety

Prior to the approval of planning permission for a garage and BBQ area, the bungalow benefitted from a single garage with an internal footprint which was smaller than the minimum dimensions required to provide a parking space and a hardstanding to the front which provided a single space. Accordingly the property had one off street parking space. The previously approved scheme (P/23/0275) provided a large garage with driveway to the front which would have increased parking to serve the bungalow. However, the structure was not erected in accordance with the approved plans and is to be used as a 'granny annexe' to provide ancillary residential accommodation. Whilst it is recognised that this would result in the loss of the garage spaces, these were never actually provided. Thus, the baseline consideration in terms of parking is whether the driveway, which would accommodate two vehicles and thus provide an increase of one additional off street parking space from the original layout, is sufficient to meet the needs of the bungalow and proposed annexe.

It is noted that there are no parking restrictions along this section of Winchfawr Road. However, the street only benefits from a narrow pavement along the opposite side of the highway and vehicles parked on the carriageway would impede vehicles passing one another in opposite directions. Notwithstanding this, the Head Engineering and Highways is satisfied with the parking arrangements and has not raised any objections to the proposal. Thus taking this into consideration and noting that the annexe would provide ancillary accommodation which would be used in conjunction with the existing household it is considered that two off street parking spaces is sufficient. However, there are concerns that should the annexe become a separate residential unit or be used for holiday letting that there may be insufficient parking to meet the needs of two independent units along with a potential conflict in the use of the parking area which is modest in size. It is

therefore recommended that a condition controlling the use of the annexe is included in any permission issued to ensure it remains ancillary to the existing dwelling in the interest of parking and highway safety.

It is noted that the Engineering and Highways Manager has requested a condition relating to the disposal of surface water to prevent its discharge onto the adopted highway. In respect to this, it is noted that the hardstanding to the front of the development has already been implemented and this appears to drain into the site. However, as this application would require a separate SAB application which would approve surface water discharges it is not considered necessary to include this as a condition of any consent.

Ecology

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 relates to the retention of a structure which has already been granted planning permission and its use as a granny annexe and gym, 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.

Conclusion

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 be carried out in accordance with the following approved plans and documents:

Drawing Title: Existing and as built layout plans and elevations, Drawing Number: GA 001, Received 9 September 2025

Drawing Title: As built block plan, Drawing Number: GA 003, Received 9 September 2025

Drawing Title: existing and as built street scene, Drawing Number: GA 004, Received 9 September 2025

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

2. **WITHIN 3 MONTHS** of the date of this permission, 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.

3. The parking spaces on the hardstanding to the front of the development, as illustrated on the block plan (Drawing No. GA 003), shall remain available for their designated use in perpetuity.

Reason - To ensure that vehicles are parked off the highway in the interests of road safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. The annexe hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Bryn Eira, Winch Fawr Road, Heolgerrig and shall not at any time be used as a separate unit within the C3, C5 or C6 use classes.

Reason - To clearly define the scope of the permission and avoid the creation of a separate unit of accommodation in the interests of residential amenity and highway safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

INFORMATIVES

1. The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. The applicant is therefore advised to contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

RECOMMENDATION ENDORSED

A handwritten signature in black ink, appearing to be 'M. J. O' or similar, positioned above a horizontal line.

Director of Neighbourhood Services

DATE: 06.11.2025