

DELEGATED REPORT

Application No:	P/26/0143
Site Address:	66 Sweetwater Park Trefechan Merthyr Tydfil CF48 2LF
Development:	Garden shed and games room
Case Officer:	Marlene Ferreira
Site Visit:	9th July 2026
Application Expiry Date:	24th August 2026
Consultation reply date expired:	22nd July 2026

APPLICATION SITE

The application site relates to a two-storey dwelling, 66 Sweetwater Park, located in the area of Trefechan. The detached brickwork property, which lies in a cul-de-sac street, is raised above the level of the front highway (since the site slopes down from the north to the south). Its rear garden, located to the west, is set over various ground levels due to the topography of the site. The former garage to the side of the property has been converted. On-site parking is provided within a front driveway area, located to the front of the former garage.

The property lies in a small close with two other properties, of a similar scale and design, some of which appears to have been extended by means of single storey additions and/or outbuildings.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a garden shed/games room to the rear of the property. The development has commenced on-site but is yet to be completed. Indeed, the proposed development is the subject of an enforcement case, PE/26/0027, and the application was therefore submitted following an enforcement investigation.

The proposed shed/games room, which would be sited on the northern part of the elevated rear garden and would sit approximately 1.45m above the patio level, would measure approximately 4.4m wide, 6.8m deep, with a maximum height of 2.55m. It would comprise a flat roof (with a gentle slope) finished in rubber, rendered elevations and UPV windows and doors. The shed/games room would be accessed from the rear garden via the existing steps.

PLANNING HISTORY

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

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties. No letters of representation were received following 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's)

SPG Note 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposed shed/games room, would be acceptable in respect of its impact upon the character and appearance of the area, residential amenity and ecology.

Character and Appearance

The proposed shed/games room would be sited to the rear of the property and as such, it would not be considered to have any detrimental impact upon the character and appearance of the dwelling when viewed within the cul-de-sac.

Whilst it is acknowledged that the proposed shed/games room is a relatively large structure which would be raised approximately 1.4m above the level of the patio area, it would still amount to an appropriate structure within the rear garden, which would be fitting to this context. Indeed, the shed/games room would be constructed on a raised part of the garden, since the topography of the site is varied. Whilst this would make the structure appear more prominent, within this setting, this arrangement would be considered acceptable. Its siting and scale combined with its appropriate material finishes, would result in a proportionate and sympathetic form of development in this instance.

The proposed development is therefore not considered to have any significant adverse impact on the character and appearance of the property or the wider street scene. Thus, the proposal would accord with LDP Policy SW11.

Residential Amenity

The existing property adjoins the boundaries with the dwellings located to the west (north), 87 Sweetwater Park, and the south (side), 68 and 70 Sweetwater Park, and these are the neighbouring occupiers most likely to be impacted by the development.

The proposed shed/games room, although raised above the patio level, it still relates to a single storey structure located to the rear of the dwelling, with a maximum height of 2.55m (and a total height of 3.75m from patio level). Whilst it is recognised that the shed/games room would amount to a new reasonably large structure within the rear garden of the application property, it should be noted that the shed/games room would be sited to the northern part of the rear garden, approximately 10 metres from the dividing boundary with the neighbouring properties to the south (68 and 70 Sweetwater Park). Thus, although these properties are located at a lower level to the application property, the distance between the proposed shed/games and these neighbouring properties would ensure that the proposal does not have any overbearing, loss of light or loss of privacy impact upon these neighbouring occupiers.

Likewise, the impact upon the neighbouring property to the west (87 Sweetwater Park) is also considered negligible, since the proposed shed/games room, which would lie approximately 4.4 metres from the dividing boundary with this neighbouring dwelling, would be located at a significantly lower level to this neighbouring property. Thus, this arrangement would ensure that the proposal would not have any overbearing, loss of light or loss of privacy impact upon these neighbouring occupiers.

The relationship between the proposed shed/games room and the neighbouring properties is therefore considered acceptable and would accord with LDP Policy SW11.

Ecology

The proposed development has been considered by the Council's Ecologist, and given the nature of development proposed, no survey work has been requested. However, enhancement works in line with the Environment (Wales Act 2016) and Welsh

Government Circular 'Securing Biodiversity Enhancements' have been requested. As such, a suitably worded condition, to ensure that such enhancements are provided, will 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, ecological enhancements 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.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in accordance with the 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:

- Planning Doc 1, received: 29th June 2026;
- Planning Doc 2, received: 29th June 2026;
- Planning Construction Doc 3, received: 29th June 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, 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: 21.08.2026