

DELEGATED REPORT

Application No:	P/26/0145
Site Address:	4 Ash Grove Trefechan Merthyr Tydfil CF48 2EG
Development:	Single storey rear extension
Case Officer:	Marlene Ferreira
Site Visit:	9th July 2026
Application Expiry Date:	25th August 2026
Consultation reply date expired:	24th July 2026

APPLICATION SITE

The application site relates to a semi-detached dwelling, 4 Ash Grove, in the area of Trefechan. The property, which lies in a cul-de-sac street, is served by a reasonably sized front garden area and a large rear amenity area. An outbuilding has also been erected in the rear garden. The property does not benefit from on-site parking, however, on street parking is available within the front highway.

The dwelling, which adjoins the front highway to the north, neighbouring properties to the northeast and west, and a parking/garaged area to the south, lies in a street of similar scaled properties, many of which have also been extended or altered, by means of rear extensions and/or rear outbuildings.

PROPOSED DEVELOPMENT

This application seeks planning permission for an extension to the rear of the dwelling.

The extension, which would provide a bedroom with wet room, would measure 3.7m wide, 6m deep, with a 3.45m ridge height and would be finished with rendered elevations and concrete roof tiles.

PLANNING HISTORY

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

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 occupiers, and a site notice was displayed within the vicinity of the site. 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 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 proposed extension, in terms of its siting, scale and design, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the wider area. The impact upon residential amenity and ecology are also important considerations.

Character and Appearance

The proposed extension would be located to the rear of the dwelling and would therefore not be visible from the front of the property. As such, it would not disrupt the character or appearance of the existing street scene. Whilst the extension would be viewed from the neighbouring gardens, it should be noted that the rear extension is a single storey addition

with a maximum height of 3.5m which would be finished in matching materials and finishes to the existing dwelling. Furthermore, as noted earlier, rear extensions are already prevalent to the rear of other nearby properties.

The proposed development would therefore amount to a sympathetic form of development which would be in context with the character and appearance of the rear streetscene. As such, it would not be considered to have any significant adverse impact upon the character or appearance of the property or the wider area and would accord with LDP Policy SW11.

Residential Amenity

The proposed rear extension would be sited adjacent to 3 and 5 Ash Grove and these are the neighbouring properties most likely to be impacted by the proposed development.

In this instance however, it is recognised that the extension is a single storey addition, located away from the dividing boundaries with these neighbouring properties and as such would not give rise to any significant overbearing, loss of light or loss of privacy impact upon these adjoining occupiers.

The proposed development and its relationship with adjoining occupiers is therefore considered acceptable and would therefore 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. It is noted however that a bird and bat box would be provided, as indicated on the proposed plans. These enhancement works would be in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' and would therefore be welcomed.

It is noted 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, the submission of a GIS would also be deemed to be disproportionate and unreasonable. Notwithstanding this, the plans indicate that biodiversity enhancements in the form of a bird and bat box would be provided at the property (as noted above), which would contribute to the wider green infrastructure objectives. The proposed development would therefore be considered acceptable and would accord with LDP Policy EnW1.

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:

- Site Plans Drawing No. AG-04, received: 30th June 2026;
- Proposed Plans Drawing No. AG-02, received: 30th June 2026;
- Proposed Elevations Drawing No. AG-03, received: 30th June 2026.

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

3. **Prior to the occupation/beneficial use of the extension** hereby approved, the enhancement measures proposed, as shown on the approved plans, 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.

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