

DELEGATED REPORT

Application No:	P/26/0059
Site Address:	4 Penybryn Villas Penydarren Merthyr Tydfil CF47 9YD
Development:	Construct garage to the rear of the property with associated ground profiling works
Case Officer:	Marlene Ferreira
Site Visit:	9th April 2026
Application Expiry Date:	18th May 2026
Consultation reply date expired:	15th April 2026

APPLICATION SITE

The application site relates to a two-storey dwelling, 4 Penybryn Villas, located in Penydarren. The terraced property which is raised above the level of the front highway (since the site slopes down from the northwest to the southeast), benefits from roof accommodation and has also been extended to the rear by means of a two-storey and single storey addition. The dwelling is also served by a rear access, via an adopted lane, which runs along the back of these properties.

The property lies in a street of terraced dwellings of a similar scale and design, many of which have also been extended by means of rear two-storey and/or single-storey extensions, or outbuildings/garages within the rear garden.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a garage to the rear of the property.

The proposed garage, which would be sited on the highest part of the rear garden, adjacent to the rear lane, would measure approximately 5.7m wide by 6m deep, with a 3.2m ridge height. It would comprise a flat roof (with a very gentle slope) and would be finished with a rubber roof, rendered elevations and steel roller shutter door. The garage would be accessed from the rear garden via a stepped access/platform.

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 garage, would be acceptable in respect of its impact upon the character and appearance of the area, residential amenity, ecology and highway safety.

Character and Appearance

The proposed garage would be sited to the rear of the property and would be accessed off the rear lane, 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 primary street scene.

Whilst it is acknowledged that the proposed garage would amount to a substantial structure within the rear garden, its scale would still appear modest and its flat roof design would still appear fitting within this setting. This combined with its appropriate material finishes, would result in a proportionate and sympathetic form of development. Likewise, the provision of a stepped access/platform would also be deemed appropriate and justified in this instance, due to the difference in levels throughout the rear garden. Indeed, the proposed garage would be viewed amongst other flat roof garages and/or outbuildings which exist to the rear of neighbouring rear gardens located off Penybryn Villas. As such, the proposed garage would be in context with the surrounding built environment and would not be deemed to have any significant adverse impact on the character and appearance of the rear street scene. Thus, the proposal would accord with LDP Policy SW11.

Residential Amenity

The proposed garage would sit immediately adjacent to the dividing boundaries with 3 and 5 Penybryn Villas, and these are the neighbouring occupiers most likely to be impacted by the development.

The proposed garage is a single storey structure with a maximum ridge height of 3.2m. Thus, whilst it is acknowledged, as noted above, that it would sit in very close proximity to the dividing boundaries with neighbouring properties, it would not be considered to have any significant overbearing impact upon these occupiers or cause any significant loss of light to their rear garden areas. Furthermore, the absence of any side facing windows would safeguard the privacy of these neighbouring properties.

The relationship between the proposed garage 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. It is noted in the application plans that a bug hotel, a bird box and a wildflower area would be provided within the property. 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 (as discussed above) 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 and Highway Safety

The proposed garage seeks to provide one on-site parking space to serve the parking requirements of the property and would be accessed off the existing adopted lane which runs along the rear of the property. As such, the proposed garage would not be considered to have any significant detrimental impact upon highway or pedestrian safety and would therefore accord with LDP Policy SW11.

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:

- Existing and Proposed Plans, Drawing Number: PEN VILLAS 4 FP GAR 01A, received: 23rd March 2026.

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

3. Prior to the beneficial use of the garage hereby approved, the enhancement measures proposed, as indicated in the submitted plan 'Existing and Proposed Plans, Drawing Number PEN VILLAS 4 FP GAR 01A' (received on the 23rd March 2026), 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: 15.05.2026