

DELEGATED REPORT

Application No:	P/26/0138
Site Address:	Ffostyll 18 The Hawthorns Pant Merthyr Tydfil CF48 2EJ
Development:	Demolish existing conservatory and construct a single storey rear extensions
Case Officer:	Rebecca Owens
Site Visit:	16th July 2026
Application Expiry Date:	15th October 2026
Consultation reply date expired:	3rd September 2026

APPLICATION SITE

The application relates to a large, detached bungalow located within the settlement boundary. The property is sited within a generous curtilage and occupies an elevated position above the highway to the front of the site. It is bound to the sides and rear by other dwellings.

PROPOSED DEVELOPMENT

Full planning permission is sought to demolish an existing conservatory and construct a single storey rear extension. The proposed extension would have a 'L' shaped footprint, projecting out 2.9m from the main rear elevation for width of 5.1m and projecting out by 5.1m for width of 8.04m. It would have a flat roof with a height of 2.86m which would incorporate two roof lanterns (3m by 1m) which project above the roof by 0.35m. The extension would feature windows in its rear elevations and bi-folding doors in the larger rear elevation and north western side elevation. The external walls of the extension would be finished with a combination of brick and render.

PLANNING HISTORY

The relevant planning history is summarised below:

P/00/0145 Single storey mahogany PVCU conservatory.
 Granted planning permission on 9 May 2000

CONSULTATION

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

Ecologist No objection but requested a preliminary Roost Assessment (PRA)

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties. It is noted that originally the application sought permission for single storey side and rear extensions. Objections to this scheme were received from a neighbouring occupier but the neighbour stated that they had no objection to the proposed rear extension and that their concerns related just to the side extension. The application has since been amended to remove the side extension and now solely relates to the rear extension. A further publicity exercise was therefore undertaken and no representations were received following this. As such, whilst it is recognised that an objection was received initially in relation to the side extension, no objections have been received to the scheme currently under consideration for a single storey rear extension.

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
- 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
- EcW9 District Heating

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

The proposed extension would be located to the rear of the application property where it would not be visible from the public realm. As such it would have no impact on the visual amenities of the area or front streetscene. Furthermore, it is considered to be of an

acceptable design and scale which would not appear incongruous or harm the character of the dwelling itself. As such it is found to be acceptable in this respect and in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the development on the residential amenities of the neighbouring occupiers. In this respect, given the generous curtilage of the application site and siting of the extension, it would not have an overbearing impact or result in any loss of light or overshadowing to neighbouring properties. The proposal would not introduce any windows in its south eastern elevation so would not create any direct views towards 17 The Hawthorns and whilst its north western side elevation would be largely glazed, it would be set further back from the boundary with 29 The Hawthorns than the existing conservatory and thus would in fact have a lesser impact. Similarly, no concerns are raised with respect to overlooking or loss of privacy from the rear elevation windows as the rear boundary comprises of thick vegetation which obstructs any views. As such the proposal would not have any adverse impact on residential amenity and would comply with Policy SW11 of the LDP.

In accordance with chapter 6 of Planning Policy Wales (edition 12), the application has been accompanied by a Green Infrastructure Statements (GIS). The proposal is for a domestic extension on an area of patio and lawn and as such there would be limited impact on existing green infrastructure. To demonstrate a net benefit to biodiversity and ecological enhancement, the submitted GIS and drawings illustrate the provision of a bat and bird box and the introduction of planted pots. These measures are considered to be reasonable and can be conditioned to ensure their provision. The proposed development would therefore comply with LDP Policy EnW1. It is noted that the council's Ecologist has indicated that a PRA should be undertaken. However, roof appears to be in a very good state of repair and extensive works can be undertaken to the roof of a dwelling without the need for planning permission including the complete replacement of the tiles. Having regard to the above, in this instance it is considered unreasonable and onerous to require a PRA to be undertaken. It is recognised that the closest records for bats are roost records for Daubenton's bat, Brown long-eared bat and lesser horseshoe bat all approximately 230m from the site and that the above does not negate the possibility of bats utilising the roof. However, it is considered that this can be suitably addressed through an informative highlighting the legal protection for bats and nesting birds.

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**:

CONDITIONS/REASONS:

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:

Drawing Title: Proposed Floor Plans, Drawing Number: HW-03 Rev.B, Received 20 August 2026

Drawing Title: Proposed Elevations, Drawing Number: HW-04 Rev.B, Received 20 August 2026

Drawing Title: Proposed Site Plan, Drawing Number: HW-06 Rev.D, Received 7 September 2026

Drawing Title: Sections, Drawing Number: HW-09 Rev.B, Received 8 September 2026

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

3. The materials to be used in the construction of the external wall surfaces of the extension shall match those used in the existing building.

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. **BEFORE** the extension hereby approved is brought into beneficial use, a bird box and bat box shall be provided in accordance with drawing number HW-04 Rev.B. These shall be retained in perpetuity thereafter.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

5. The planting outlined in the Green Infrastructure Statement and illustrated on drawing number HW-06 Rev.D, shall be provided in the first planting and seeding seasons following the completion of the development.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 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 *G. Davies*

PP. Director of Neighbourhood Services

DATE: 9th September 2026