

DELEGATED REPORT

Application No:	P/25/0326
Site Address:	31 Rocky Road Penydarren Merthyr Tydfil CF47 9JL
Development:	Single storey side extension, re-profiling of front garden, new vehicle access and parking
Case Officer:	Rebecca Owens
Site Visit:	3rd December 2025
Application Expiry Date:	23rd January 2026
Consultation reply date expired:	19th December 2025

APPLICATION SITE

The application relates to a semi-detached dwelling located within a residential area of 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 a single storey side extension, re-profiling of the front garden to create an enlarged parking area and a new vehicle access.

The single storey extension would span the full depth of the side elevation (7.18m) but it would be stepped so the front elevation is 3.13m in width while the rear elevation would be 2.8m. It would have a mono-pitched roof with a ridge height which would vary due to the profile of the ground (3.47m in the front to 3.3m at the rear). The front elevation would feature a window and the rear elevation would have French doors both serving a lounge. The external walls would be finished with render and the roof would be covered with concrete tiles to match the main roof.

It is proposed to utilise the entire front garden as a parking area which would be covered in permeable tarmac. This would involve increasing the ground level where the existing driveway is located by a maximum height of approximately 0.45m. which would require a small retaining wall to be erected. On top of this it is proposed to erect a close boarded timber fence which is 1.1m (taking the boundary to about 1.4m above the new driveway level).

Permission is also sought to create a new vehicular access onto the parking area which would be 3.2m in width with a bi-folding gate. A new pedestrian gate would be located

alongside this, and the remaining front boundary would comprise of a new wall with a maximum height of 1.34m. This would be finished with render.

A new ramp and steps are also proposed up to the front entrance door with an associated handrail.

PLANNING HISTORY

There is no recent planning history which needs to be considered when determining this application.

CONSULTATION

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

Welsh Government Trunk Road	No objection
-----------------------------	--------------

Head of Engineering and Highways	No objection subject to conditions
----------------------------------	------------------------------------

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

Policy SW11: Sustainable design and place making of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The application site is located on a residential street comprising of mainly semi-detached dwellings. Many of these have been altered and extended with examples of porches and side extensions of varying scales and designs. It is recognised that the application

dwelling forms one half of one of these symmetrical semi detached properties with the adjoining dwellings benefitting from an existing side extension. Having regard to this context, the proposed side extension is found to be of an acceptable design and scale and would not appear discordant within the streetscene or harmful to the character of the property itself. Front hard standings are also a feature readily visible within the street as are a variety of boundary treatments. These are predominantly walls to the front with examples of timber fencing along side boundaries. Thus having regard to this it is not considered that the parking area, boundaries, ramp or railings would be visually harmful or incongruous. Accordingly, the development is found to accord with policy SW11 of the LDP in terms of character and visual amenity.

Regard has also been had for the impact of the development on the residential amenities of the neighbouring occupants. In this respect it is noted that the extension would be erected adjacent to the shared boundary with 30 Rocky Road which occupies a slightly lower level than the application site. Notwithstanding this, the extension would be set in from the boundary line by at least 0.7m and would have an eaves height of just 2.85m. Having regard to this arrangement it is not considered that the extension would have an overbearing impact or result in any unacceptable overshadowing or loss of light. Given that the fenestration would also be located at ground floor level and in the front and rear elevations, there is also no concern that the extension would create any harmful overlooking or loss of privacy. It is also noted that the garden level of the application site would be increased adjacent to 30 Rock Road with a new retaining wall and boundary fence erected along the boundary. However, it is not deemed that these elements would have any significant impact. Similarly, the works would not have any harmful impact on the adjoining property to the other side or rear and no representations were received following the publicity exercise. As such the development is found to be acceptable in terms of its impact on residential amenity and in accord with Policy SW11 of the LDP.

Access to the extended hardstanding area would be gained via a relocated access off the adopted highway known as Rocky Road. The proposal has been considered by the local authority's Head of Engineering and Highways who is satisfied that there would not be any adverse impact on highway safety. It is noted that a condition has been requested to control the height of the front boundary wall. However, it is not considered that this is necessary given that a wall up to 1m in height can be erected without the need for planning permission. In addition, it is noted that the point of access would be relocated to the higher ground level and would therefore be somewhat elevated in relation to the proposed boundary wall which would be a better arrangement that currently exists. It is also highlighted that the development would increase off street parking and as such no concerns have been raised in this respect. Accordingly, the Head of Engineering and Highways has not objected to the development.

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 only includes a modest extension to the dwelling and the creation of a parking area on maintained lawn, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancements have been proposed as part of the development which include the provision of a sparrow terrace on the flank elevation of the main building and area of wildflower planting in the rear garden and a bug hotel. These can be secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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:

Drawing Title: Existing & Proposed Plans Elevations & Sections, Drawing Number: ROCKY 31 FP 01B, Received 28 November 2025

Drawing Title: Existing & Proposed Plans Elevations & Sections, Drawing Number: ROCKY 31 FP 02A, Received 28 November 2025

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

3. **BEFORE** either the extension or extended driveway is brought into use, the biodiversity enhancements comprising of a sparrow terrace, bug hotel and wildflower planting shall be carried out in accordance with drawing numbers: ROCKY 31 FP 01B and ROCKY 31 FP 02A. These shall be 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.

4. **No development shall commence** until details of a scheme for the disposal of surface water to prevent its discharge onto the adopted highway has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the use of the development and retained in perpetuity.

Reason - To ensure adequate disposal of foul and surface water drainage in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. The developer is advised that a section 184 license is required to carry out works to create the new access point and to reinstate the existing access with a raised kerb.

An application form to obtain permission for a dropped kerb can be obtained from the highways department;

Website : <https://www.merthyr.gov.uk/resident/parking-roads-and-travel/roads-footways-and-pavements/dropped-kerb/>

Email : Highways.CustomerCare@merthyr.gov.uk Tel no : 01685 727470 or 725000

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 09.01.2026