

DELEGATED REPORT

Application No:	P/25/0324
Site Address:	5 Morlais Street Dowlais Merthyr Tydfil CF48 3AY
Development:	Raise ridge line of roof and install rear facing dormer
Case Officer:	Gareth Davies
Site Visit:	17th December 2025
Application Expiry Date:	22nd January 2026
Consultation reply date expired:	19th December 2025

APPLICATION SITE

The application site is a traditionally built, mid terrace dwelling within a modest curtilage located on the south eastern side of Morlais Street. The street is steep and the individual houses on the south eastern side step down in a regular formation in a south westerly direction with each property set approximately 0.5m lower than the next. The wider area is entirely residential in character and comprises predominantly stone built terraced housing with some variety in the form of detached properties opposite the application property one of which is a relatively modern dormer bungalow.

PROPOSED DEVELOPMENT

Planning permission is sought for the construction of a rear facing dormer on the house which will also involve the raising of the ridge line of the property by approximately 0.3m and the installation of two rooflights on the street facing roof slope. Internally the dormer would facilitate the provision of a master bedroom with wardrobe and en-suite bathroom along with a small amount of attic storage. There is no indication in the plans or application forms of the proposed external finishes though the plans suggest the use of a flat roof with weatherboard panelling to the walls of the dormer.

PLANNING HISTORY

None

CONSULTATION

None required or undertaken

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure)(Wales) Order 2012 letters were sent to the adjoining properties on 28th November 2025.

No objections or observations have been received as a result of the 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 wellbeing of our communities.

National Planning Policies

Planning Policy Wales 12 (Edition 12 February 2024)

Local Planning Policies

The Merthyr Tydfil County Borough Council Replacement Local Development Plan

Policy SW4 – Settlement Boundaries

Policy SW11: sustainable design and placemaking is relevant in the determination of this application.

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Supplementary Planning Guidance Note 6: A Design Guide For Householders

PLANNING CONSIDERATIONS

The key determining factors in this planning application relate to compliance with planning policy and supplementary planning guidance. This relies on appropriate design and the impact of the proposed development on the character and visual amenity of the area as well as its impact on the residential amenity neighbouring residents.

With regard to dormer extensions Supplementary Planning Guidance Note 6 sets out the following six design principles: -

- Locate dormers and roof lights discretely to minimise visual impact.
- Dormers should be in proportion and subservient to the dwelling.
- External finishes should complement the existing roof materials.
- Respect the existing fenestration and symmetry of the dwelling.
- Avoid potential overlooking impacts on neighbouring properties.
- Respect the roof pitch, proportions, and ridge level of the dwelling in relation to neighbouring properties.

In this instance, the choice of the rear of the property is considered an appropriate location and is unquestionably a better option than seeking to install the dormer on the front of the dwelling. The proposal might also be considered proportionate and subservient to the main dwelling though the raising of the ridgeline would make such a claim questionable. The plans give no indication of the proposed finishes so it is not possible to comment on whether they will prove complimentary to the existing external finishes or not. The fenestration of the proposed dormer does not reflect the strong vertical emphasis of the traditionally built terrace house having a square configuration.

Where potential overlooking is concerned, the property is set within a limited curtilage back-to-back with a similarly restricted property. The property immediately to the rear has itself been the subject of a two-storey rear extension. The increased level of elevation that a dormer at this level would bring is in such circumstances might facilitate an increased degree of overlooking of the rear area of a number of garden areas. However, given the nature of the locality it is not considered that this would be to such a degree that it would warrant the refusal of the planning application.

The proposal in seeking to raise the ridge line of the property is not respectful of the roof pitch, proportions and ridge level of the existing house or neighbouring properties. The consequence of this is that it would introduce a visually discordant feature to the house itself and within the wider street scene. This is considered both bulky and out of proportion with the existing house and injurious to the visual amenity of the area, and particularly the natural rhythm of the roof line as it descends the street. As such the proposal in its current form is considered inappropriate to its local context in terms of its height massing and elevational treatment and it fails to integrate effectively with adjacent property and the wider public realm and as such is considered contrary to the requirements of Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan and Supplementary planning Guidance Note 6. A Design Guide for Householders.

CONCLUSIONS

In breaking the rhythm of the ridgeline of the houses the proposed development would create a visually discordant rupture to the street scene to the detriment of the visual amenity of the neighbourhood and as explained above this is considered contrary to policy and as such a recommendation of refusal is made.

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 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 in 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.

RECOMMENDATION: BE REFUSED for the following **REASON:**

1. The proposed development, as a result of the raising of the ridge of the property, would result in the creation of a visually discordant feature to the detriment of the host property and the wider street scene which is contrary to the requirements of Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan and Supplementary Planning Guidance Note 6 A design Guide For Householders.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 09.01.2026