

DELEGATED REPORT

Application No:	P/26/0076
Site Address:	20 Shire Court Quakers Yard Treharris CF46 5HJ
Development:	Front porch extension
Case Officer:	Marlene Ferreira
Site Visit:	22nd April 2026
Application Expiry Date:	4th June 2026
Consultation reply date expired:	5th May 2026

APPLICATION SITE

The application site relates to a two-storey dwelling, 20 Shire Court, in the area of Quakers Yard. The large detached dwelling, which features a cast stone surround framing the main entrance, is set back significantly from the front highway and is served by a large private enclosed rear garden and a large front driveway area.

The property sits amongst other large detached dwellings of a similar scale, design and finishes, many of which (including the application dwelling) have been extended or feature front canopy extensions/porches, and/or rear extensions/outbuildings.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a porch to the front of the property.

The pitched roof porch would provide a large entrance area with WC, measuring approximately 3.8m wide, 3.35m deep and 3.75m ridge height. It would be sited centrally on the front elevation and would be finished with brickwork elevations and concrete roof tiles.

The submitted plans also indicate that the ground floor rear windows and doors would be reconfigured and widened to provide additional natural lighting into the property. These works however do not require planning permission and as such, they will not be considered under the assessment of this application.

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

Character and Appearance

The proposed porch extension relates to a single storey extension to the primary frontage of the dwelling. Whilst it is recognised that the proposed extension would be substantial and larger in scale than a typical porch, it would be centrally sited on the elevation, comprise an acceptable design, and would be finished in matching materials and finishes. Furthermore, this combined with the large scale of the original dwelling and its 15 metre distance from the front highway, would ensure that the proposed porch would not appear as an incongruous or dominant feature.

Thus, in this instance, the proposed porch extension is considered to result in a sympathetic and proportionate addition, which would be in context with the surrounding built environment and would not be deemed to have any significant detrimental impact upon the character and appearance of the existing dwelling or the wider streetscene. It would therefore accord with LDP Policy SW11.

Residential Amenity

The proposed porch would sit between 19 Shire Court to the southwest and 21 Shire Court to the northeast, and these are the neighbouring occupiers most likely to be impacted by the development.

The proposed porch would amount to a single storey structure with a maximum ridge height of 3.75m, to the dwelling's primary frontage, which would be sited over 4 metres away from the dividing boundaries either side. Its scale combined with its siting would ensure that no significant overbearing impact would result from this proposal. Whilst the private amenities of neighbouring occupiers are also an important consideration, it should be noted, that no side windows (other than a small obscurely glazed window to serve the WC) would be installed on the extension. Furthermore, the proposed extension would lie adjacent to the front garden areas of the neighbouring occupiers, which are large open areas already overlooked by passersby. Thus, the impact of the proposed extension on privacy would not be a concern in this instance.

The relationship between the proposed porch extension 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' would be required. As such, a suitably worded condition, to ensure that such enhancements are provided, could 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, a GIS has been submitted and includes details of additional planting proposed as well as the erection of bird boxes. Whilst further details regarding the enhancements would be required (and could be controlled by condition), such enhancements would contribute to the wider green

infrastructure objectives and comply with the Welsh Government Circular noted above. Thus, the proposed development would therefore be considered acceptable and accord with LDP Policy EnW1.

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:

- Proposed Ground Floor Plan, Drawing Number 3, received: 9th April 2026;
- Proposed Elevations, Drawing Number 5, received: 9th April 2026;
- Construction Detail, Drawing Number 6, received: 9th April 2026;
- GIS, received: 9th April 2026.

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

- 3.

BEFORE WORKS COMMENCE ON SITE a scheme for biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority, together with a timescale for its implementation. The scheme shall include:

- a planting plan comprising native species;
- details for the provision of a bird box to be attached to either the north or east facing elevations or the provision of a bat box to be located on the western elevation.

The development shall be carried out in accordance with the approved details and 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.

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: 28.05.2026