

DELEGATED REPORT

Application No:	P/24/0280
Site Address:	12 Glyncoed Terrace Tramroad Side South Twynnyrodyn CF47 0UB
Development:	First floor rear extension
Case Officer:	Rebecca Owens
Site Visit:	20th December 2024
Application Expiry Date:	13th February 2025
Consultation reply date expired:	10th January 2025

APPLICATION SITE

The application relates to a mid-terraced residential property within the settlement boundary. The site is bound by a highway to the front, dwellings on either side and a steep embankment to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a first floor rear extension above an existing single storey annexe. The extension would be 5.907m in depth by 3.038m wide and would have a flat roof with a height of 5.15m. The extension would feature a window in its rear elevation which would serve a bedroom and the external elevations would be finished with painted render. A sparrow box and a bat tube would also be built into the extension.

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:

Head of Engineering and Highways	No objection
Council's Ecologist	No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties and a site notice was displayed within the vicinity of the site.

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

Policies SW11: Sustainable design and place making and CW1 Historic environment 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 at the top of a steep grass embankment adjacent to Plymouth Street which is one of the main routes through this part of the town. As such the rear elevation is prominent and clearly visible from the public realm. Generally, two storey flat roof extensions are not encouraged as will often fail to reflect the roof design of the dwelling on which they are proposed and can appear incongruous. In this instance it is noted that the rear street scene of this row of terraced properties features a number of rear additions which include two storey flat roof extensions. Thus, despite the concerns with respect to this element of the proposal it is not considered that it would have a harmful impact within this context.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is noted that the extension would be erected almost hard on the boundary with 11 Glyncoed Terrace and would introduce a two storey projection along this boundary for a distance of 6m. However, this would only be 1.5m higher than the roof of the existing annexe. In addition, this neighbouring dwelling benefits from a single storey extension along the common boundary which is almost the same depth as the proposed extension. Having regard to this arrangement it is not considered that there would be an overbearing impact or any unacceptable loss of light or overshadowing. Similarly, as it would be set off the boundary with the dwelling on the other side (13 Glyncoed Terrace) and would, be of a modest height, it is not considered that it would have any adverse impact on the residential amenities of its occupants. In

addition, no concerns are raised in respect to overlooking or loss of privacy as the only window would be in the rear elevation. Thus having regard to the above and noting that no objections were received following the publicity exercise the proposal is found to be acceptable in terms of its impact on residential amenity and thus would accord with Policy SW11 of the LDP.

The application has been supported by a Bat Survey including the results of a bat activity survey. This found the property to be of low potential for roosting bats with limited activity within the vicinity. The report and its recommendations have been considered by the Council's Ecologist who has not raised any objection to the development subject to the recommendations of the report and enhancements being provided. This can be controlled via suitably worded conditions.

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 a brief GIS has been submitted proposing a bat box as a means of providing a net benefit to biodiversity and a bird box is also proposed as an enhancement. Due to the scale and nature of the development, which only includes a modest extension to the dwelling, the GIS is deemed to be appropriate and the ecological enhancements would 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: Proposed Plans and Elevations, Drawing Number: 02 Rev B, Received 18 August 2025.

Bat Survey (including birds) Issue 1, Version B, March 2005, produced by BE Ecological Ltd, Received 18 August 2025

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

3. **BEFORE** the extension hereby approved is brought into beneficial use, a bat tube and sparrow box shall be provided in accordance with the Bat Survey, Issue 1, Version B and drawing number 02 Rev B. 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.

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 to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property;
- or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

3. 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.

4. 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: 19.08.2025