

# DELEGATED REPORT

**Application No:** P/26/0154

**Site Address:** 11 Linden Way  
Trefechan  
Merthyr Tydfil  
CF48 2EL

**Development:** Two storey side extension

**Case Officer:** Kate Glover

**Site Visit:** 16th July 2026

**Application Expiry Date:** 7th September 2026

**Consultation reply date expired:** 17th August 2026

## APPLICATION SITE

The application site comprises a semi-detached dwelling located within a larger residential estate. The property features front, side, and rear gardens, alongside a private driveway. External materials of the dwelling consist of rendered elevations, uPVC window and door frames, and a concrete tile roof.

Adjacent to the rear boundary of the site is an area of vacant land. To the side of the application site is a private right of way which results in a gap of approximately 3m wide between the application site and the side (southeast) boundary of No. 10 Linden Way.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

## PROPOSED DEVELOPMENT

Full planning permission is sought for the construction of a two-storey side extension. The development would measure approximately 4.2m in width by 6.62m in depth, with an eaves height of 5.54m and a maximum ridge height of 6.99m. External finishing materials would match the existing dwelling. The extension would appear subservient to the main house, and would feature a 0.67m setback from the principal front elevation and a 0.26m lowering of the roof pitch. The proposed development would provide office, utility room and WC at ground floor and an additional bedroom and en-suite bathroom at first floor.

The proposal includes biodiversity enhancements in the form of a bat box and sparrow nestbox which would be erected under the eaves on the northwest elevation of the proposed extension. The application is also supported by a Green Infrastructure Statement which details the maintenance and operation of the biodiversity enhancement.

## PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

## CONSULTATION

Health and Safety Executive: No objections. Consult with National Grid  
National Grid: No objections.

## PUBLICITY

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

No letters of representation were received following this publicity exercise.

## POLICY CONTEXT

### National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) 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) (PPW12).

### Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW4 Environmental Protection

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 6 - A Design Guide for Householder Development

## PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to the principle of development, relationship with energy infrastructure, impact upon the character and appearance of the property and the street scene, impact upon the residential amenity of neighbours and ecology.

The proposal would be an extension to an existing dwelling which is located within the settlement boundary. The principle of development is acceptable and meets with the requirements of LDP Policy SW4.

The application site is situated within a statutory Health and Safety Executive (HSE) Consultation Zone. In accordance with statutory consultation requirements, the HSE was formally consulted regarding the proposed two-storey side extension. The HSE returned a response stating that it "does not advise against" the granting of planning permission on public safety grounds and identified the proximity of a National Grid asset/infrastructure nearby. National Grid have been consulted and have not made any objections or advice.

The character, appearance, and scale of the proposed extension, along with the matching external materials, are appropriate to the original dwelling. The development would be subordinate to the host dwelling and would not detrimentally affect the visual qualities of the host property or the wider street scene.

Turning to matters of residential amenities in relation to loss of privacy, overbearing and loss of light, the properties which would be most affected by the proposal are No. 10 which is the other half of the semi-detached property (southeast), No. 12 (northwest) and No's 29, 30 and 31 which are directly opposite the application site.

A degree of mutual overlooking already exists between these properties due to the urban nature of the estate. While the existing side elevation of the property contains two windows (including one at first-floor level), the windows to be used in the proposed extension would be restricted to the front and rear elevations. The proposal would effectively reduce overlooking toward No. 12 and would not result in any significant change in levels of privacy currently experienced by nearby properties.

Regarding overbearing impact, and the extensions relationship with No. 12 the extension would sit approximately 3.9m from the boundary and face towards the side elevation of No. 12. Due to the angled orientation between the properties, the extension would be positioned at approximately 6.7m from the rear garden of No. 12. The separation distances between the proposed extension, the adjoining property (No. 10), and the dwellings directly opposite are sufficient to ensure that no significant impacts would occur. Given the urban nature of the area, and the layout of the plots, the extension would not cause an unacceptable overbearing impact or a significant loss of natural light to the living conditions of any neighbouring residents.

It should also be noted that neighbouring properties were consulted, and no letters of representation were received.

The Planning Ecologist has suggested that a Preliminary Roost Assessment (PRA) should be undertaken to assess potential adverse impacts on protected species and habitats. However, it is noted that the property could be subject of significant alteration without the benefit of planning permission, and this could include a replacement roof. It is considered in this instance that given the location and nature of the proposed works it is not proportionate or necessary to require the applicant carryout a PRA. However, an informative should be attached to any consent to inform the applicant of their responsibility when undertaking works in relation to European Protected Species and birds.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). As noted above a GIS has been submitted and also biodiversity enhancements proposed, these elements of the proposal can be controlled by condition, thus providing additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

## CONCLUSION

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 document:

Drawing Title: Proposed Plans and Elevations, Drawing No: LW-02, Rev A, Received on Received on 13 July 2026.

Drawing Title: Proposed Site Plan, Drawing No: LW-04, Rev A, Received on 13 July 2026.

Green Infrastructure Statement and Biodiversity Enhancement Form, Received on 13 July 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 surface of the extension hereby approved shall match those used on the existing dwelling.

**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 Development Plan (2016-2031).

4. **Prior to the development hereby approved coming into beneficial use** the bat box and sparrow terrace shall be provided in accordance with approved plan Drawing Title: Proposed Plans and Elevations, Drawing No: LW-02, Rev A, and Green Infrastructure Statement and Biodiversity Enhancement Form. The bat box and sparrow terrace shall be maintained in accordance with the approved plan and document in perpetuity.

**Reason** - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

## **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*

**Director of Neighbourhood Services**

**DATE: 27<sup>th</sup> August 2026**

