

DELEGATED REPORT

Application No: P/26/0141

Site Address: The Robins Nest
A4060 Leos Roundabout To Mountain Hare
Roundabout Southbound
Merthyr Tydfil
CF48 4AJ

Development: Replace existing garage with new garage

Case Officer: Marlene Ferreira

Site Visit: 9th July 2026

Application Expiry Date: 18th August 2026

Consultation reply date expired:

APPLICATION SITE

The application site relates to a two-storey dwelling, The Robins Nest, located in Mountain Hare. The property, which is accessed off a privately owned road off the A4060, is located in a discrete location, surrounded by trees and other mature vegetation. The dwelling was subjected to fire damage in previous years but has been reconstructed in recent times and has the appearance of a more modern property.

The property sits in a relatively isolated position and does not have any immediate adjoining neighbouring properties.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a flat roof garage within the existing hardstanding/gravel driveway area at the rear of the property. A former prefabricated single garage has been recently demolished/removed to enable the siting of the new garage.

The proposed garage would be sited to the east of the property, located approximately 1m from the wooden battened wall retaining the land beyond (which appears to also be owned by the applicant). It would measure approximately 5m wide by 6m deep, with a 3m ridge height. It would be finished with a flat EPDM rubber roof (with a very gentle slope), rendered elevations and a steel roller shutter door.

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 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 under the assessment of this application relate to whether the proposed garage, in terms of its siting, scale and design, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the wider area. The impact upon residential amenity and ecology are also important considerations.

Character and Appearance

The proposed development, as discussed above, relates to the erection of a new garage. Whilst it is appreciated that the new garage is substantial in size, it remains a single storey

development located to the east of the dwelling. Due to the dwelling's orientation, and discrete location, it would be located away from the dwellings west facing primary elevation/frontage and appear largely screened from the wider surrounding area. Nevertheless, the garage would be of an appropriate scale and combined with its 3m ridge height would not be deemed to dominate the property. Indeed, the property is served by an extensive hardstanding/gravel area and the introduction of a new larger garage, which would be appropriately sited and finished in appropriate materials, would not be considered to cause any significant adverse visual harm to the appearance of the dwelling or its immediate rural countryside setting.

It is recognised that the Council's GIS mapping systems indicates that the proposed garage would be located in an area that is heavily landscaped by trees which are protected by a tree preservation order. A site visit has revealed that this is not the case. Certainly, the Council's GIS mapping system indicates that the dwelling, which has existed for over 20 years, and the wider surrounded area, including private roads and accesses is heavily planted with protected trees. However, historic photos of this site indicate that this was never the case. This likely suggest that the Council's records in respect of protected trees in this area is inaccurate. Thus, in this instance, the impact of the development upon protected trees is therefore not of any concern.

The proposed garage would therefore amount to a sympathetic and proportionate addition, which would not be deemed to dominate the existing dwelling or significantly detract from its existing character or appearance. In addition, it would not have any adverse impact on the character or appearance of the countryside and would therefore accord with LDP Policy SW11.

Residential Amenity

The existing dwelling, as discussed previously, lies in a relatively isolated location and as such, does not adjoin boundaries with any other property. Indeed, no letters of objection or concern were received in respect of this proposal. As such, the relationship between the proposed development and other nearby residents is therefore considered acceptable and would accord with LDP Policy SW11.

Ecology

The proposed development was considered by the Council's Ecologist, however formal comments have not been provided. Indeed, with such proposals it is normally requested that a Preliminary Roost Assessment (PRA) of the onsite buildings, be submitted in support of the application. However, it should be noted that the single garage, which formerly existed on-site, was demolished/removed, for which planning permission is not required, prior to the submission of this application. Furthermore, given that the works are proposed on a residential property, where many developments can be undertaken without planning permission, the request for a PRA would be considered unreasonable in this instance. However, enhancement works in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' would be requested by a suitably worded condition, which 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, ecological enhancements would be provided (to be requested by condition) which would contribute to the wider green infrastructure objectives. 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 would comply with the relevant policies and guidance.

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 Garage - Plan Views (Location Plan), Drawing No 02, received: 19th August 2026;
- Proposed Garage (Block Plan), Drawing No 1, received: 19th August 2026;
- Proposed Garage - Elevations, Drawing No: 03, received: 23rd June 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 enhancement, to include a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 18.09.2026