

# DELEGATED REPORT

**Application No:** P/26/0010

**Site Address:** 21 The Grove  
Aberfan  
Merthyr Tydfil  
CF48 4QA

**Development:** two storey rear extension

**Case Officer:** Gareth Davies

**Site Visit:** 4<sup>th</sup> February 2026

**Application Expiry Date:** 20th April 2026

**Consultation reply date expired:** 13th February 2026

## APPLICATION SITE

The application site is a traditionally built, mid terrace building within a modest curtilage at 21 The Grove Aberfan. The property has small garden areas to the front and rear with a garage on to the rear lane that has clearly been in place for a considerable period of time. The street is elevated above the principal road through the village and runs parallel with it. The wider area is residential in character comprising conventionally built two storey dwellings of varying finishes including brick, stone, render, and spar dash walls along with slate and tiled roofs.

## PROPOSED DEVELOPMENT

The proposals seek planning permission for the demolition of the existing single storey kitchen and bathroom extension at the rear of the property and its replacement with a two-storey rear extension to provide a larger ground floor kitchen and two additional bedrooms on the first floor. The proposed plans also show the conversion of the existing attic space to a further bedroom. The proposals will also allow for some internal reconfiguration with new bathrooms and en-suite bathroom to the first floor and the provision of a separate WC and utility room at ground floor. The proposed extension would have dimension of 5.8m deep x 5.2m wide x 5.66m high at the eaves and 7.5m high at the ridge of its saddle roof. The extension will be finished with smooth render applied to the walls and concrete roof tiles to match the existing dwelling eaves, soffits and rainwater goods will be in a combination of black and white uPVC and windows and doors double glazed.

## 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 23<sup>rd</sup> January 2026.

No objections or observations have been received as a result of the exercise.

## POLICY CONTEXT

### National Development Framework

Future Wales: The ecosystems and040 (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 SW11: sustainable design and placemaking is relevant in the determination of this application.

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.

The proposed extension in terms of its dimensions is identical to that of the adjacent property at No 20 The Grove. External finishes will differ though but are not out of keeping or character with the area which contains a variety of finishes. The proposed extension would extend to the full width of the property and as such would only afford views to the rear towards the gardens of properties on Oakfield Street. This though is now a well-established pattern to the rear of properties on The Grove, and the proposed extension would be no more intrusive on the privacy and amenity of adjacent properties on all sides than the existing arrangement and orientation already provides. Consequently, the proposals are considered acceptable in terms of impact on amenity and privacy and are

compliant with the requirements of Policy SW11 of the replacement Local Development Plan (RLDP) in as much as it relates to this issue.

Chapter 6 of Planning Policy Wales (edition 12) requests planning applications be supported with a Green Infrastructure Statement (GIS). In this case a brief statement has been submitted in support of the application recommending the installation of an additional nest box on the application property. This is considered proportionate to the development proposed and can be secured by a condition on any planning permission that might be issued. As such the proposed development is considered compliant with Policy EnW11 of the RLDP.

The proposed development raises no issues in respect of access and parking as the property is already well served with off street parking, and the proposed building would not increase the demand for off street parking.

## CONCLUSIONS

In conclusion, the proposed development is of an acceptable design found commonly in this area, including on the adjacent property. The impact of the proposed development on the amenity and privacy of neighbouring properties is acceptable, and the development raises no concerns in terms of its impact on the highway or on any other material planning consideration and as such a positive recommendation 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 APPROVED** for 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 plans

- Location plan dated 21st January 2026
- proposed attic conversion with attic dormers and two storey rear extension drawing no 2025-001-Grove.
- Green Infrastructure Statement dated January 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, including a timescale for implementation, shall be submitted to and agreed in writing by the Local Planning Authority. The 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) require all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

RECOMMENDATION ENDORSED



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Director of Neighbourhood Services

DATE: 20.03.2026