

DELEGATED REPORT

Application No:	P/26/0149
Site Address:	62 Twelfth Avenue Galon Uchaf Merthyr Tydfil CF47 9TD
Development:	Construct front driveway
Case Officer:	Marlene Ferreira
Site Visit:	16th July 2026
Application Expiry Date:	31st August 2026
Consultation reply date expired:	29th July 2026

APPLICATION SITE

The application site relates to an end of terrace dwelling, 62 Twelfth Avenue, located in a residential street in Galon Uchaf. The property, finished with rendered elevations and concrete roof tiles, is set below the level of the front highway and accessed by a stepped access off the front pavement. Its front garden slopes down steeply from the east to the west. A side path provides external access into the rear of the property into a relatively flat rear garden. The property is not served by on-site parking but on-street parking is provided along the front highway.

The property lies in a street of similarly designed semi-detached and terraced properties, some of which have been altered and extended by means of rear additions, outbuildings and front driveway areas.

PROPOSED DEVELOPMENT

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

The proposed driveway seeks to provide a parking area measuring approximately 8.1m wide and 6.6m deep. It would have a very gentle downward slope towards the property (from the east to the west) and would be enclosed by a low brick wall with railings above, measuring approximately 0.9m in height.

The driveway would be retained by a wall measuring 2.3m (maximum height) from the level of the dwelling, so that it provides a relatively level hardstanding area adjacent to the front highway/pavement.

PLANNING HISTORY

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

CONSULTATION

Head of Engineering and Highways

No objection, subject to conditions.

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 have been received as a result of this publicity exercise.

POLICY CONTEXT

Local Planning Policies

- The Merthyr Tydfil Replacement Local Development Plan 2016-2031

SW4 – Settlement boundaries/location constraints

SW11 – Sustainable design and place making

- Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September, 2015)

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposed driveway area would be acceptable with regards to its impact upon the character and appearance of the dwelling, residential amenity, ecology, parking provision and highway safety.

Character and Appearance

The proposed alterations to the front sloping garden for the provision of a driveway have been considered acceptable. The development would result in the construction of a high-level parking area with associated retaining works. It is recognised that due to the high retaining walls, this would result in a substantial alteration, when viewed from the application property and neighbouring properties. However, when viewed from the street, the proposed hardstanding, which would feature a gentle slope away from the highway,

and associated retaining walls would not appear prominent and would therefore not be considered to appear as a dominant or alien feature when viewed in association with the existing dwelling. Certainly, the existing dwelling, which is positioned at a significantly lower level than the highway, is already largely screened by the low brick wall and front sloping garden, and this form of development would therefore not be considered significantly more harmful to the appearance of the dwelling or that of the wider street scene. Indeed, elevated driveway areas, very similar to the one hereby proposed, are already prevalent along this street.

The proposed development would therefore be considered a sympathetic alteration which would appear in context with the character and appearance of the existing street scene and as such would accord with LDP Policy SW11.

Residential Amenity

The proposed driveway area would sit alongside the boundary with 64 Twelfth Avenue, located to the south, and 60 Twelfth Avenue, located to the north, and these are the neighbouring properties most likely to be affected by this proposal.

In respect of 64 Twelfth Avenue, it is acknowledged that the driveway would be elevated above the side wall dividing the application site from the neighbouring property's front garden area. However, the gradient of this neighbouring garden, which is also elevated, is similar to that of the application dwelling. Thus, whilst it is recognised that the wall to retain the driveway would have a maximum height of 2.3m when facing the application dwelling, it would not appear as high when viewed from the neighbouring property, as only part of the retaining wall would be seen above the existing brickwork boundary wall which acts as the dividing boundary between the application dwelling and the neighbouring property. Thus, the proposed driveway and associated works would not be considered to have a significant overbearing impact upon the amenities of these occupiers.

With regards to 60 Twelfth Avenue, it is noted that this neighbouring dwelling is distanced from the application site by approximately 1 metre and a further 1.3 metres from the neighbouring dwelling itself. Furthermore, this neighbouring dwelling is also served by a similar elevated driveway area. As such, the impact upon this neighbouring dwelling would be negligible and very similar to the impact the neighbouring elevated driveway currently has on the application property.

As such, the relationship between the proposed development and the neighbouring properties either side, would be deemed acceptable. Indeed, no letters of representation or concern have been received in respect of this proposal. Thus, the proposal would therefore accord with LDP Policy SW11.

Ecology

The proposal 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' have been requested. As such, a suitably worded condition to request such enhancements could be added in the event that planning permission was 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 could be provided (which could be requested by condition) which would contribute to the wider green infrastructure objectives. Thus, the proposed development would therefore be acceptable and accord with LDP Policy EnW1.

Parking and Highway Safety

The proposed development, as noted previously, includes the provision of a driveway area to the front of the property. The Head of Engineering and Highways has considered the proposal and has not raised any concerns or objections with regards to its proposed layout, depth, number of parking spaces provided and associated manoeuvring/reversing onto the front highway. The proposed development is therefore not considered to have any significant adverse impact upon highway or pedestrian safety. As such, it would result in an acceptable development which would accord with LDP Policy SW11.

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 Section A-A and Proposed Front Elevation, Drawing No. 1204.05, received: 27th August 2026;
- Proposed Section B-B and Proposed Side Elevation, Drawing No. 1204.06, received: 27th August 2026;
- Floor Plan Proposed Drawing No. 1204.04, received: 27th August 2026;
- Block Plan Drawing No. 1204.08, received: 6th July 2026.

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

3. Prior to the construction of the proposed driveway area, the materials to be used in the construction of the external surfaces of the driveway, including the driveway surface (in consolidated material) and associated retaining walls, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and highway and pedestrian safety to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. The proposed parking/driveway area hereby approved shall be laid at a gradient not steeper than 12.5% (1 in 8) and shall be retained thereafter in perpetuity.

Reason - In the interest of highway safety in accordance with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

5. Notwithstanding the submitted plans and **prior to the commencement of development**, full details of the horizontal reinforcement in the hollow block concrete filled all, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and prior to the use of the driveway.

Reason - In the interest of structural, highway and pedestrian safety in accordance with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

6. **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.

7. No surface water shall be allowed to drain directly or indirectly to the public sewerage system.

Reason - To ensure adequate disposal of surface water drainage in accordance with LDP Policy EnW4 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.

3. If a drop kerb is required, an application form to obtain permission for this aspect of the development can be obtained from the highways department;

Website : <https://www.merthyr.gov.uk/resident/parking-roads-and-travel/roads-footways-and-pavements/dropped-kerb/>

Email : Highways.CustomerCare@merthyr.gov.uk Tel no : 01685 727470 or 725000

RECOMMENDATION ENDORSED *G. Davies*

PP:Director of Neighbourhood Services

DATE: 22nd September 2026