

DELEGATED REPORT

Application No:	P/23/0215
Site Address:	20 Plantation Square Troedyrhiw Merthyr Tydfil CF48 4HQ
Development:	Two storey and single storey extensions and creation of hardstanding
Case Officer:	Rebecca Owens
Site Visit:	25th September 2023
Application Expiry Date:	25th March 2026
Consultation reply date expired:	7th May 2025

APPLICATION SITE

The application relates to a detached dwelling in the settlement boundary. The property has been vacant for a number of years and appears to be in a poor state of repair. It is bound by an access lane to the north and a walkway to the west serving a terrace of four dwellings. The south and eastern boundaries adjoin undeveloped scrub land.

PROPOSED DEVELOPMENT

Full planning permission is sought for two storey and single storey extensions and the creation of hardstanding.

The single storey extension would be erected off the rear elevation necessitating the demolition of an existing single storey annexe. The proposed extension would be set in from the western elevation by 0.3m and would be erected 0.6m below the level of the pathway adjoining the western boundary. It would be 2.4m in depth by 6.2m in width and would have a flat roof 2.82m in height. The extension would feature three windows its rear elevation.

The two storey extension would be erected off the eastern flank elevation of the dwelling and single storey rear extension. It would be set back from the main front elevation by 1m and would be 3.35m in width by 6.3m in depth. The section adjacent to the main side elevation of the existing dwelling would have a pitched roof with the same pitch as the main roof but a slightly lower ridge height of 5.48m. The section adjacent to the rear extension would be gabled off this roof with a ridge height of 5.4m. The extension would have a door and first floor window in its rear elevation, a ground floor and first floor window in its front elevation and two ground floor windows in its side elevation.

It is proposed to create an elevated walkway that wraps around the rear and western side of the extended dwelling which would necessitate retaining walls. These would be up to 1.82m in height with a 1.1m high balustrade on top. Stepped access would be provided from this walkway to the footpath to the west and down to the proposed hardstanding.

The hardstanding is proposed to the rear of the dwelling, accessed off the lane adjoining the northern boundary. This would be 5.5m in width by a minimum of 5.9m in depth and thus would provide two spaces. The area would be laid with a permeable surface material, but the exact finish is not specified.

In terms of the other external finishes it is noted that the western elevation of the existing dwelling would remain stone while all other elevations including the extensions would have a rendered finish. The roof of the two storey extension would be covered with slate while the flat roof of the single storey extension would comprise of EPDM rubber. The retaining walls would also be finished with render.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Welsh Government Highways	No objection
Environmental Health Manager	No objection subject to conditions

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties.

Three letters of objection were received following this publicity exercise. The main points raised within these are summarised below:

1. Loss of privacy and overlooking from windows and doors into existing properties
2. The parking spaces would not be of a suitable size which would encroach onto the adjacent lane and impact access which would affect highway safety
3. The access lane could be damaged from use by heavy machinery. This could affect the integrity of the lane and impact on the other properties right of access over it.
4. The building works may impact on the access lane which need to be kept free to allow constant use by other properties.
5. The site boundaries are incorrect
6. There is Japanese knotweed on the site which will need to be managed to prevent it spread.
7. There is asbestos within the building which will need to be safely removed
8. Noise and disturbance during construction.
9. The council are in the process of obtaining an enforcement order to demolish the property.

10. Loss of light to neighbouring properties.

Local ward councillors have been informed of the concerns raised by local residents and have not requested the application be presented to the planning committee. As such the application is to be determined under the delegated power by the Director of Neighbourhood Services.

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

Policy SW11: Sustainable design and place making 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

Principle

The application site is located within the settlement boundary and as such development is acceptable in principle subject to compliance with other relevant policies and material planning considerations.

Design and visual amenity

The dwelling subject to this application is a detached stone cottage which has been empty for a significant period of time. It is in a poor state of repair which is clearly visible from its external condition. It is also the only dwelling of this type in the immediate vicinity with a terrace to its west and semi-detached properties in the surrounding area. The proposed extensions are considered to be of an appropriate design and scale which would represent sympathetic additions to the dwellings while retaining its overall character. In addition no concerns are raised with respect to the visual impact of the other external developments proposed. Accordingly, the proposal is found to be acceptable in terms of its design and impact on visual amenity and as such would comply with Policy SW11 of the LDP.

Residential amenity

Consideration has also been given to the impact of the development on the residential amenities of the neighbouring occupiers and in this respect it is noted that there is a row of

terraced dwellings to the west of the site, separated from the western boundary by just a footpath. Whilst it is recognised that the proposed single storey extension would therefore be in close proximity to the end of terrace dwelling (17 Plantation Square), it is noted that it is of a similar depth to the existing annexe and is not of a significantly greater height. As such it is not considered that it would result in any greater overbearing impact or that it would generate more overshadowing or loss of light. Similarly no concerns are raised in these respects when considering the two storey extension, as this would be sited a sufficient distance to avoid such impacts. The single storey extension would feature three windows in its rear elevation with the window nearest to the western boundary serving a bathroom and thus a non-habitable room thus this would not give rise to any unacceptable overlooking or loss of privacy to the windows in 17 Plantation Square. Similarly, the views from the other ground floor windows, door and the first floor window (in the rear elevation of the two storey extension) would be at a suitably obscure angle. Finally, with respect to the walkway adjoining the rear elevation of the extensions, this would not allow for any greater overlooking than existing from the pathway directly to the front of the terrace.

There are also two properties located to the north of the site on the other side of the access lane with 12 Plantation Square located directly opposite. As noted above, the single storey extension would be of a similar scale as the existing annexe and thus would not have a noticeable increase in impact. It is recognised that the development also includes a two storey side extension which projects beyond the main rear elevation of the dwelling and is on a lower land level than 12 Plantation Square. However, this would be set back from the rear boundary, with the access lane also between the site and this neighbouring property. Having regard to this arrangement it is not considered that the two storey extension would have any overbearing impact or that it would result in any overshadowing or loss of light. It is also recognised that the fenestration in the rear elevations of the extensions are elevated above 12 Plantation Square as is the walkway proposed alongside it. As noted above it, the windows in the single storey rear annexe which are closest to the neighbouring dwelling would not allow for greater views than the existing annexe windows. Whilst it is recognised that the two storey extension and walkway are newer elements, given that these are located further from the rear elevation of the dwelling and would be at an angle to it, it is not considered that they would result in a harmful level of overlooking into the rear windows of 12 plantation Close. Indeed, there are clearer views into these windows when walking up the access lane due to the open hardstanding area and low boundaries. The windows and walkway would allow for views over the garden but again it is noted that this is already significantly overlooked from the lane so it is not considered that the views would be detrimental to privacy. Thus whilst it is acknowledged that there have been objections, on balance it is not considered that the development would be harmful enough to warrant its refusal on residential amenity grounds.

Parking and highway safety

The proposal includes the creation of a hardstanding which would be accessed off the existing lane. Whilst this is a narrow lane without any footpaths or passing bays, it is relatively short in length and lightly trafficked as it only serves a small number of properties. In addition, it would appear that vehicular access is already being provided to the application site. As such no concerns are raised with respect to access. In addition, hardstanding area is considered to be of an adequate size to accommodate two off street parking spaces and this is deemed to be adequate provision for a dwelling of this size. As such the proposal is found to be acceptable in terms of parking and highway safety and would accord with Policy SW11.

Ecology

The application has been supported by a Preliminary Ecological Appraisal. This indicates that the dwelling was classed as being suitable for roosting bats and deemed to be of moderate potential. As such further surveys were undertaken. The building was subsequently not identified as a bat roost but bats were identified foraging and commuting through the site. In addition, it was concluded that there was no suitable breeding bird habitat. However, a reptile survey found the presence of slow worm. As such, in line with the recommendations of the report a condition relating to the provision and agreement of working method statements in relation to bat and reptiles should be included with any permission issued.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). However, this application was submitted prior to this being in force. Notwithstanding this, the plans have been updated to include a brief statement referring to net benefit for biodiversity and proposing the provision of a bat and bird box on the eastern side elevation of the two storey extension. Having regard to the scale and nature of the development, this is deemed to be sufficient 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.

Response to objections

As noted above three letters of objection were received following the publicity exercise. The concerns in relation to residential amenity, parking and highway safety have already been addressed above but in response to the other points raised the following comments are made:

- It is noted that the lane is adopted and any damage as a result of the development would be a separate private matter.
- As noted above, the land is adopted, any works that are likely to impact on the lane or result in obstruction would need to be agreed separately with the Council's Highways department. Furthermore, whilst it is recognised that there may be some inconvenience to user of the lane, this would only be for a limited period of time during the construction works
- It is difficult to ascertain the correct site boundaries but it is noted that the applicant has signed certificate of ownership A in the application form indicating that the site is within his ownership. Notwithstanding this, land ownership and boundary disputes are not material planning considerations. It is recognised that if the site boundary is actually aligned with the bottom of the steps to the west of the site then this would reduce the size of the parking area identified in the submitted plans. This has been carefully considered, but even when taking the boundary as being stepped in from the location shown on the block plan to the bottom of the steps, the parking spaces would still be at least 5.4m depth which would be large enough to park a vehicle. Having regard to this and noting that the area already appears to be used for parking without causing an issue to the adjoining lane, it is considered that this is acceptable.
- It is acknowledged that there is Japanese knotweed on the site. This can be dealt with via a suitably worded condition.
- There is asbestos within the building which will need to be safely removed.

- It is recognised that there may be noise and disturbance during construction works. However, this is small scale development and any disruption is likely to only be for a limited period of time. However, to ensure that works do not take place at unsociable hours a condition can be included on any planning permission issued to control this.
- Whether the council are in the process of obtaining an enforcement order to demolish the property is not a material planning consideration. This is a process outside of the planning system and would not prevent determination of this application.

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 documents:

Drawing Title: Proposed plans and elevations, Drawing Number: PS-03 Rev. E, Received on 29 January 2026.

Drawing Title: Proposed site plan, Drawing Number: PS-04 Rev. D, Received on 28 January 2026.

Drawing Title: Sections, Drawing Number: PS-05 Rev. A, Received on 28 January 2026.

Ecological Assessment 2025, Issue 1VB, produced by BE Ecological Ltd, Received 12 November 2025

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

3. **BEFORE** the extensions hereby approved are brought into beneficial use, the bat and bird boxes shall be provided in accordance with the drawing number PS-03 Rev. E and these shall be retained in perpetuity thereafter.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **BEFORE WORKS COMMENCE ON SITE** Precautionary Working Method Statements for reptiles and bats shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason - To protect the natural environment and minimise impacts on protected species, in accordance with Policies EnW1 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. **No development shall take place**, or any demolition works or site clearance, until details of a scheme for the eradication of Japanese Knotweed (*Fallonica japonica*, *Rouse decraene*, *Polygonum cuspidatum*) has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved scheme.

Reason - To ensure compliance with the Wildlife and Countryside Act 1981.

6. **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

7. **No development shall take place** until details of the finished surface and drainage of the hardstanding have been submitted to and approved in writing by the local planning authority. Development shall be completed in accordance with the approved details prior to the extensions being brought into beneficial use and the car parking spaces shall remain available for their designated use in perpetuity.

Reason - To ensure that vehicles are parked off the highway in the interests of road safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

8. Prior to the installation of any external lighting, a Lighting Scheme shall be submitted to and agreed in writing by the Local Planning. External lighting shall only be installed in accordance with the approved details and maintained as such thereafter.

Reason - To limit the impact on protected species and reduce light pollution in accordance with policies EnW2 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

9. Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 14:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 10.02.2025