

DELEGATED REPORT

Application No:	P/25/0200
Site Address:	22 Heol-y-bryniau Pant Merthyr Tydfil CF48 2DL
Development:	Single storey rear extension
Case Officer:	Kate Glover
Site Visit:	30th July 2025
Application Expiry Date:	10th September 2025
Consultation reply date expired:	14th August 2025

APPLICATION SITE

The application site is a semi-detached property with external materials of rendered elevations, uPVC window and door frames, roof goods and rainwater goods, and a concrete tile roof. The property has the benefit of a single storey rear extension and a large rear amenity area.

The property is part of a large residential estate comprised of similarly designed pairs of dwellings and due to the application site being close to the junction with Heol-y-bryniau and Heol-y-castell, the rear boundaries of the gardens associated with No's. 2 and 4 Heol-y-castell, join onto the side (north) boundary of the application property.

The topography of the area is such that the ground level slopes steeply downwards towards the southwest and the ground level of the neighbouring property, No. 20 Heol-y-bryniau, is several meters below that of the application site.

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

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a single storey flat-roofed, rear extension which would be located between the property's existing single storey extension and the boundary with No. to the side of the No. 24 Heol-Y-Bryniau. The proposed extension would measure approximately 6.27m deep, 2.80m wide and 2.97m high, a roof lantern would be incorporated into the flat roof and patio doors would be incorporated into the rear elevation.

PLANNING HISTORY

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

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

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

No letters of objection 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

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 5 - Nature and Development
- 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, impact upon the character and appearance of the property and 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 and, therefore, the principle of development is acceptable and meets with the requirements of policy SW4.

Turning to matters of residential amenities in relation to overbearing, loss of light and loss of privacy, No's.20 and 24 Heol-y-bryniau, and No's 2 and 4 Heol-y-castell are the dwellings that are directly adjacent to the application site and would be most affected by the proposal.

There would be no impact on the residential amenities of No. 20 as the proposed extension would sit behind and therefore be obscured by the existing rear extension.

In respect of No.24 the proposed extension would be constructed hard on this neighbouring property's boundary. The height and depth of the proposed extension is not excessive, and no windows are proposed to be inserted into the elevation which would face into No.24's garden area. As such, the proposal would not cause any significant issues in relation to overbearing, loss of light or loss of privacy.

Turning to No's 2 and 4 Heol-y-castell, as noted above the rear garden boundaries of these properties adjoin the side boundary of the application site. The rear elevation of the proposed extension would be located approximately 7m from the boundary with No.4 and approximately 12.2m from the boundary of No.2, and given the distances involved the proposal would not cause any significant issues in relation to overbearing or loss of light. In respect to any loss of privacy, the first floor windows of the application property already overlook the garden areas of No's 2 and 4 and therefore, the insertion of a ground floor window would not cause any significant increase in relation to loss of privacy.

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

The Planning Ecologist requested that the biodiversity enhancements are incorporated into the plans. As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Given the nature of development, this would not be deemed a reasonable requirement in this instance. Notwithstanding this, the ecological enhancement can be controlled by condition, thus providing additional habitat in the local area, and therefore contribute to the wider green infrastructure objectives.

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 plan:

Drawing Title: Existing & Proposed Plans, Elevations and Sections, Drawing No: Heol Y Bryn.22.01, Received on 16 July 2025.

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. 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 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



Director of Neighbourhood Services

DATE: 19.08.2025