

DELEGATED REPORT

Application No:	P/25/0093
Site Address:	7 Castle Square Merthyr Tydfil CF47 8NU
Development:	Demolish existing single storey extension and construct new two storey extension
Case Officer:	Kate Glover
Site Visit:	7th May 2025
Application Expiry Date:	26th May 2025
Consultation reply date expired:	6th May 2025

APPLICATION SITE

The application relates to a terrace property located in a predominantly residential area. At the rear of the dwelling is large garden area and a single storey flat roof extension.

In terms of size, the single storey extension, measures approximately 4.77m deep, 3.65m wide and 2.82m high.

The rear amenity area is elevated as the topography results in the ground level rising both upwards towards the rear boundary of the site, but also downwards in a north/south direction as the terrace is built into a small valley.

Many of the properties which comprise the terrace have been extended to the rear by means of single storey and/or two storey extensions.

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

PROPOSED DEVELOPMENT

This application seeks planning permission to demolish the existing extension and construct a new two storey extension.

The new two storey extension would measure approximately 6.72m deep, 4.82m wide, 4.82m to eaves level and 6.58m to ridge height. In the rear of the extension and at first floor level two windows would be inserted, one would serve a shower room, and a small window to serve a bathroom would be provided in the side elevation (north). At ground floor level patio doors are proposed to be inserted into the rear elevation of the proposed extension.

Proposed materials are roof tiles, rendered elevations and UPVc windows and doors.

PLANNING HISTORY

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

CONSULTATION

Welsh Water/Dwr Cymru: No objection, subject to conditions.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties and a site notice was displayed within the vicinity of the site.

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 6 - A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to principle of development, impact on the residential amenities of neighbours, visual impact and ecology.

The site is located within the settlement boundary and within the residential curtilage of 7 Castle Square, as such the principle of development is acceptable subject to other material planning considerations.

The existing property adjoins boundaries with No.s 6 and 8 Castle Square, which are the neighbouring properties and most likely to be affected by this proposal.

In respect of No.6, this property is located to the northeast of the application site. It is noted that the site location plan indicates that all the land at the rear of No 6 is within the application site. The agent has confirmed that No. 6 is in the ownership of the applicant's father and they gifted the rear garden area associated with No.6 to his son, the owner and applicant residing at No 7.

The windows associated with No.6 are arranged in such a way that they are positioned more than 2 m from the boundary with No.7 and the extension would, on balance, not cause a significant degree of loss of light or overbearing impact in relation to the occupants of No.6. It is also noted that a number of properties in the area have the benefit of single storey and two storey extensions, and the pattern of the built environment and relationship between properties is closely packed.

Turning to No.8, it is noted that the proposed extension would sit alongside and would be the same depth as a single storey extension which has been constructed at the rear of No. 8. Part of the eaves of the proposal will hang over into No.8 and it is noted that ownership certificate B of the application form advises that notice of the intention to submit this planning application has been served on No.8. Given the height, depth and position of the extension, the proposal would have minimal impact on No.8. It is therefore considered that the proposed extension would not result in an overbearing form of development, nor would it cause any significant loss of light or loss of privacy to the occupiers of No.8.

It should also be noted that neighbouring properties were consulted, and no letters of objection were received.

The proposed two storey extension would be sited to the rear of the dwelling. The scale, character, appearance and proposed materials of the proposal do not detract from the application property or the wider setting.

In respect of ecology, it is noted that the property could be subject of significant alteration without the benefit of planning permission, and this could include a replacement roof. It is considered in this instance that given the location and nature of the proposed works it is not proportionate or necessary to require the applicant carryout ecological work such as a Preliminary Roost Assessment. Given the scale and nature of the development, a condition can be used to secure biodiversity enhancement.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Likewise, given the nature of development, this would not be deemed a reasonable requirement in this instance. Notwithstanding this, ecological enhancements would be requested and controlled by condition, which would provide additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

It is also considered that an informative should be attached to any permission informing the applicants of their responsibility when undertaking works in relation to European Protected Species and birds.

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.

Having regard to the policy context above, the proposal is acceptable, and 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 document:

Drawing Title: Site Plans, Drawing No: CS-04, Rev A, Received on 31 March 2025.
Drawing Title: Proposed Elevations, Drawing No: CS-03, Rev A, Received on 31 March 2025.

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

3. **Before the development hereby permitted is brought into use**, the first floor window in the side elevation and south side window in the rear elevation shall be fitted with obscured glazing, as set out on approved plan Proposed Elevations, Drawing No: CS-03, Rev. The window shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **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 Local Development Plan.

5. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to accord with Policy EnW4 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: 21.05.2025

