

DELEGATED REPORT

Application No:	P/25/0171
Site Address:	5 Milbourne Close Merthyr Tydfil CF47 0UH
Development:	Front and rear dormer extensions to form a 3 bedroom dormer bungalow
Case Officer:	Kate Glover
Site Visit:	3rd July 2025
Application Expiry Date:	13th August 2025
Consultation reply date expired:	10th July 2025

APPLICATION SITE

The application site relates to a semi-detached property within a housing estate. The two bedroomed property has the benefit of front and rear garden areas, and the external materials comprise of brick elevations, concrete tile roof and uPVC window, door frames and roof goods. It is noted that all the properties that comprise Milbourne Close include a front dormer which appears to be an original feature, and on several of the neighbouring dwellings the front dormers have been extended. Further to this all the properties have a first-floor window positioned in the gable and there is a degree of overlooking between the properties from these windows.

At the rear of the application site is another residential estate known as Cwrt Bevan.

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 construct a dormer roof extension on to the rear roof pitch and extend the existing dormer at the front of the dwelling.

The proposed rear dormer would be flat roofed, would measure approximately 3.78m deep, 2.52m high and 6.00m wide, would have a volume of approximately 28.58m³, and would be incorporated into the majority of the roof area.

The existing dormer at the front of the property would be extended from approximately 3.79m to 6.66m long, however, the height and depth of the dormer would remain the same as the existing dormer thus measuring approximately 3.12m deep, 2.23m high.

The dormer roof extensions would provide floor space for an additional bedroom and a bathroom. The layout of the first floor would be such that 2 bedrooms would be positioned

at the rear of the property, 1 bedroom at the front of the property and the bathroom would be positioned in the apex of the gable where the existing window would be used.

The proposed external materials for the roof extensions are hung tiles on the elevations, and uPVC window frames and roof goods. There are no details of the material to be used on the roofs.

PLANNING HISTORY

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

CONSULTATION

Consultations were not carried out as part of this application.

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 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, visual impact, residential amenity and ecology.

As noted above the site is located within the settlement boundary and within the residential curtilage of No.5 Milbourne Close, and as such, the proposal meets with the requirements of LDP Policy SW4.

The application property is part of a wider residential estate and, as noted above, a number of the nearby properties feature dormer roof extensions which are of a variety sizes, designs and external materials.

The size and scale of the proposed roof extensions are in-keeping with the design, character and nature of the property and wider area. As such the proposed dormer roof extensions would not form an incongruous addition to the property or affect the setting wider built environment.

Careful consideration has been given to the residential amenities of the surrounding occupants and potential impact caused by loss of light, impacts caused by overbearing and loss of privacy as a result of the development.

The application site is positioned between No's 4 and 6 Milbourne Close, the principal elevation of the application property faces No's 18, 19 and 20 Milbourne Close and the rear boundary of No. 64 Cwrt Bevan is at the rear of the application property.

In respect of No's 4 and 6, due to the size and location of the dormer roof extensions there would not be any significant impact in respect of loss of light or overbearing. There is potential for both these neighbouring properties to experience an increase in overlooking and loss of privacy from the windows of the rear dormer extension and, in respect of No.4 the relocated bathroom, although it is noted that the bathroom would utilise an existing window. The application property and its neighbours are within an urban environment where there exists a degree of overlooking between properties. A condition to control the bathroom window in relation to obscure glazing and mechanism of opening cannot be justified in this instance as the proposal would not result in an increase in overlooking or loss of privacy and the bedroom could be converted to a bathroom without planning permission.

In respect of No. 64 Cwrt Bevan, the boundary of its property would be approximately 20m from the rear dormer. Due to the separation distance involved, the proposal would have minimal impact on No. 64.

In addition to the above assessment, it is noted that the proposed rear dormer extension has a volume of 28.58m³ and, therefore, the rear roof extension could constitute permitted development.

Turning to No's 18, 19 and 20, which are located some 31m from the application property. The additional window to be provided in the front dormer roof extension would not result in a significant change to the current levels of overlooking which currently exist between these properties and the application property.

In summary, the proposal is acceptable in terms of impact on residential amenity, and it noted that no representations were received following the public exercise.

The planning Ecologist has suggested that a Preliminary Roost Assessment (PRA) should be undertaken to assess potential adverse impacts on protected species and habitats. However, it is noted that the roof space of the property is already used for ancillary residential accommodation and 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 a PRA. However, an informative should be attached to any consent to inform the applicant of their responsibility when undertaking works in relation to European Protected Species and birds.

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.

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 considered to be 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:

Drawing Title: Elevations as Proposed, Drawing No: 14, Rev C, Received on 18 June 2025

Drawing Title: Roof Plan as Proposed, Drawing No: 13, Received on 18 June 2025

Drawing Title: First Floor Plan as Proposed, Drawing No: 12, Rev A, Received on 18 June 2025

Drawing Title: Ground Floor Plan as Proposed, Drawing No: 11, Rev A, Received on 18 June 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 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 *G. Davies*

Director of Neighbourhood Services
PP

DATE: 18th July 2025