

DELEGATED REPORT

Application No:	P/26/0052
Site Address:	7 Bedw Road Bedlinog Treharris CF46 6TU
Development:	Erection of new garage
Case Officer:	Marlene Ferreira
Site Visit:	
Application Expiry Date:	8th May 2026
Consultation reply date expired:	7th April 2026

APPLICATION SITE

The application site relates to a two-storey terraced dwelling, 7 Bedw Road, located in Bedlinog. The property, which has been extended to the rear by means of a two-storey addition, benefits from a rear access via an adopted lane which runs along the back of these properties.

The property lies in a street of terraced dwellings of a similar scale and design, many of which have also been extended by means of rear two-storey and/or single-storey extensions, or outbuildings/garages within the rear garden.

PROPOSED DEVELOPMENT

This application seeks retrospective planning permission for the construction of a new garage to the rear of the property. This has been submitted following an investigation by the enforcement section, which resulted from an enforcement complaint, PE/25/0089, received on the 2nd December 2025.

The new pitched roof garage, which has been finalised and completed since November 2025, has replaced the previously existing smaller flat roof garage and measures approximately 4.3m wide, 6.1m deep, with a 3.3m ridge height. It has been finished with concrete roof tiles, rendered elevations, a roller shutter door and UPVc windows and doors.

PLANNING HISTORY

The council's records do not indicate any other planning history for this property.

CONSULTATION

Consultations were not carried out under this application.

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 were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

- Supplementary Planning Guidance (SPG's)

SPG Note 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposed garage, as constructed, would be acceptable in respect of its impact upon the character and appearance of the area, residential amenity, ecology and highway safety.

Character and Appearance

The garage has been sited to the rear of the property, in place of the former existing flat roof garage and as such, it does not have any detrimental impact on the character and appearance of the dwelling when viewed within the primary street scene.

Whilst the new garage is larger, its scale is still considered modest and its pitched roof design appears more sympathetic than its former flat roof design. This combined with its appropriate material finishes, results in a proportionate and sympathetic form of development. Indeed, it would be viewed amongst other pitched roof and flat roof garages

and/or outbuildings which exist to the rear of neighbouring rear gardens located off Bedw Road. As such, the proposed garage, as constructed, is in context with the surrounding built environment and would not be deemed to have any significant adverse impact on the character and appearance of the rear street scene. Thus, the retrospective proposal would accord with LDP Policy SW11.

Residential Amenity

The retrospective garage sits immediately adjacent to the dividing boundaries with 6 and 8 Bedw Road, and these are the neighbouring occupiers most likely to be impacted by the development.

The garage, which has replaced a former garage of a similar scale and in the same location, is a single storey structure with maximum eaves height of 2.3m and a maximum ridge height of 3.2m. Furthermore, given its pitched roof design, the roof slopes away from the neighbouring properties either side. As such, having noted its siting, scale and design, the existing garage would not have any significant overbearing impact upon these neighbouring properties or cause any significant loss of light to their rear garden areas. Furthermore, the absence of any side facing windows would safeguard the privacy of these neighbouring properties.

The relationship between the garage, as constructed, and the neighbouring properties is therefore considered acceptable and accords with LDP Policy SW11.

Ecology

The proposed development has not been considered by the Council's Ecologist, however, with such proposals, which involve the removal of a building and the construction of a new building, a Preliminary Roost Assessment (PRA) for bats and nesting birds would normally be requested to be submitted in support of the application. It is acknowledged that this has not been requested at this time, however, it is also acknowledged that since the works are proposed on a residential property, where many developments (including the demolition of a garage) can be undertaken without planning permission, the request for a PRA would be considered unreasonable in this instance. However, enhancement works in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' would be requested by a suitably worded condition, which could be added to any planning permission 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 would be provided (to be requested by condition) which would contribute to the wider green infrastructure objectives. Thus, the proposed development would therefore be considered acceptable and accord with LDP Policy EnW1.

Parking and Highway Safety

The retrospective garage has served to replace a former garage, and as such, would continue to serve the parking requirements of the property. Thus, the garage, as constructed, does not have any detrimental impact upon highway or pedestrian safety. It would therefore accord with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore acceptable and accords with relevant policies and guidance.

Finally, 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 be carried out in accordance with the following approved plans and documents:

- Scale Drawing (garage), received: 13th March 2026

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

2. **Within 3 months from the date of this decision** 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 30.04.2026