

DELEGATED REPORT

Application No:	P/26/0140
Site Address:	21 Shirley Drive Heolgerrig Merthyr Tydfil CF48 1SE
Development:	Side extension with rear dormer, extension to existing rear dormer and other alterations
Case Officer:	Rebecca Owens
Site Visit:	30th June 2026
Application Expiry Date:	18th August 2026
Consultation reply date expired:	21st July 2026

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area within the settlement boundary. It is bound by a highway to the front, other dwellings on either side and undeveloped land to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for a side extension with rear dormer, the extension of the existing rear dormer and other alterations.

The proposed side extension would be at first floor level supported by posts, with the area below left open to allow access to an existing garage thus creating a car port type arrangement with living accommodation above. The extension would be set back from the main front elevation by 0.95m and would span the full depth of the remainder of the side elevation at 2.67m in width. It would comprise of a pitched roof that follows the same slope as the mains roof but set below the main ridge by 0.33m. Within the front roof slope there would be a roof light and in the rear roof plane a dormer is proposed. This would have a mono-pitched roof at the same height as the ridge of the extension, would be 2.37m in width and would be set back 0.7m from the eaves of the roof.

It is also proposed to extend the existing dormer in the rear roof plane so it is set back just 0.7m from the eaves and lower its height so instead of being the same height as the ridge of the main roof, it would sit just below this by 0.33m.

The external elevations of the extension and dormers would be finished with clay tiles to match the existing dormer tiles and the roofs would be covered with concrete tiles to match the existing roofs.

In addition to the above the plans indicate that a roof light would be inserted into the front plane of the main roof adjacent to the front dormer.

PLANNING HISTORY

The relevant planning history is summarised below:

P/26/0064 Side extension with rear dormer and other alterations
Refused planning permission on 18 May 2026 for the following reason:

“The proposed development, by virtue of its poor and unsympathetic design and excessive proportions to the rear dormers, would represent an incongruous and visually harmful form of development that would have an unacceptable impact on the character of the dwelling and visual amenities of the area contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031”.

P/04/01059 Modification/enlargement of dormer roof extensions, modification of front porch and replacement garage.
Granted planning permission subject to conditions on 5 May 2004

CONSULTATION

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

Head of Engineering and Highways No objection

Ecologist No response received

PUBLICITY

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

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- CW1 Historic Environment
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

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

Principle

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

Character, visual amenity and historic assets

The site is located within a residential street made up of semi-detached dormer bungalows. These are symmetrical in appearance and there is a uniform design and pattern of development between properties. Whilst the proposal would introduce a somewhat unusual extension being a first floor extension supported by posts, it would be set back from the main front elevation with a lower ridge height. In addition, its roof design would be sympathetic to the main roof and it would be finished in matching materials. As such would represent a subservient addition and would not unbalance the appearance of this pair of semi detached dwellings. The dormer proposed in its rear roof plane and the extension of the existing rear dormer are also considered to be of an acceptable design and scale that would sit comfortably within their roof slopes and not appear overtly dominant. For the above reasons the development is considered to be of an acceptable design that would not adversely impact on the character of the dwelling or the visual amenities of the wider area. It would therefore be compliant with to Policy SW11 of the RLDP.

Residential amenity

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is noted that the dwelling that would be most impacted would be 23 Shirley Drive which adjoins the western boundary. The extension would be erected hard on the boundary with this property and as such there is potential for it to have an overbearing impact. However, as it would be alongside the driveway and flank elevation it is not considered that the impact would be significant. It is also

recognised that there are windows in the eastern elevation of 23 Shirley Drive (one at first floor and another at ground floor) which due to the proximity of the extension would likely experience some loss of light but again it is not considered that this would be to a degree that would be deemed harmful. The extension would feature a rear dormer with a window that would look across the rear garden of 23 Shirley Drive. However, this type of overlooking is commonplace from first floor windows to neighbouring gardens and as such would not warrant the refusal of the application on grounds of reduced privacy.

The larger rear dormer proposed to the rear roof would be located directly alongside the dormer of the adjoining dwelling known as 25 Shirley Drive and would project past this by approximately 1.36m. This would have some impact on the neighbour's windows. However, this would not be considered significantly harmful.

Having regard to the above and given that no objections have been received following the publicity exercise, the development is found to be acceptable in terms of its impact on residential amenity and thus in accord with Policy SW11 of the LDP.

Engineering and highway safety

The proposal has been designed with the ground floor below the extension remaining open to allow vehicular access along the driveway, in effect creating a car port below the first floor. It is noted that the existing driveway is already narrow being just 2.7m in width which is further reduced by the timber boundary enclosure that has been erected along the western boundary of the site and on the edge of the driveway. The introduction of the extension and associated supporting pillars would further narrow the driveway at this point to 2.45m and would make parking in this area more difficult and awkward. However, it is noted that there is ample space for three vehicles to park to the front of the dwelling. Thus the potential loss of the side driveway would not result in an under provision of parking or indeed impact upon highway safety. As such the Head of Engineering and Highways has not objected to the application.

Ecology

The planning department's ecologist has considered the scheme and has requested that a Preliminary Roost Assessment (PRA) for bats and nesting birds be provided. However, the roof of the property currently incorporates some living accommodation facilitated by the existing front and rear dormers and also appears to be in a good state of repair with relatively new upvc barge boards, soffits and fascias. As such it is considered that it is unlikely to be used by bats. It is also noted that extensive works can be undertaken to the roof of a dwelling without the need for planning permission including the complete replacement of the tiles. Having regard to the above, in this instance it is considered unreasonable and onerous to require a PRA to be undertaken. It is recognised that the closest record for a Common Pipistrelle bat is c.179m from the site and roosts for Lesser Horseshoe bat and Greater Horseshoe bat both c.1585m from the site and that the above does not negate the possibility of bats utilising the roof. However, it is considered that this can be suitably addressed through an informative highlighting the legal protection for bats and nesting birds.

Chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, a GIS has not been provided. However, the development relates to a first floor extension above an existing tarmac driveway and an extension to an existing dormer in the rear roof plane. It is therefore clear

that the proposal would not result in a loss of any significant green infrastructure and as such it is considered that a net benefit to biodiversity would be achieved through the proposed enhancements indicated on the submitted plans. These include a bird box, bug hotel, hedgehog gate and 3 square meters of native wildflower planting. A condition can be utilised to secure the provision of these measures and as such the development contribute to green infrastructure objectives and comply with national policy requirements and RLDP Policy EnW1.

Conclusion

In reaching the recommendation, the requirements of section 3 and 5 of the Wellbeing of Future Generations (Wales) Act 2015 have been taken into account. The recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Minister's well-being objective of supporting safe, cohesive and resilient communities.

Having regard to the above considerations the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

CONDITIONS/REASONS:

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: Existing & Proposed Plans, Elevations & Section, Drawing Number: SHIRLEY 21 FP 02E, Received 23 June 2026.

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

3. **BEFORE** the extension hereby approved is brought into beneficial use, a bird box, bug hotel and hedgehog gap shall be provided in accordance with drawing number SHIRLEY 21 FP 02E. 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. The native wild flower area shall be provided in the first planting and seeding seasons following the completion of the development.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 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*

PP. Director of Neighbourhood Services

DATE: 27th July 2026