

DELEGATED REPORT

Application No: P/25/0119

Site Address: 12 Baden Terrace
Penyard
Merthyr Tydfil
CF47 0HR

Development: Alterations to existing single storey rear extension.

Case Officer: Kate Glover

Site Visit: 8th May 2025

Application Expiry Date: 25th June 2025

Consultation reply date expired: 29th May 2025

APPLICATION SITE

The application site comprises a semi-detached property with a rear garden. Attached to the rear elevation is a single storey, single pitch extension which is about half the width of the property's rear elevation. External materials are a mixture of stone cladding and rendered elevations, uPVC window and door frames and concrete tile roof.

The site is located on the edge of a residential area and in addition to the neighbouring property identified above, the other neighbouring property (south) is a large, detached dwelling.

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 new single storey extension and would measure approximately 5.89m wide, 6.23m deep, 2.96m to eaves level and 4.46m to ridge height. The extension would have a single pitch roof and the external materials would be rendered elevations, uPVC window and door frames and concrete tile roof.

Biodiversity enhancement has been included in the proposal and a sparrow terrace and a bat box would be provided on the dwelling's side elevation.

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 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 the principle of development, impact upon the character and appearance of the property and the 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. The principle of development is acceptable and meets with the requirements of policy SW4.

It is considered that the scale and nature of the extension and proposed external materials are appropriate to the character and appearance of the existing dwelling and would not be detrimental to the visual qualities of the property or wider street scene.

Turning to matters of residential amenities in relation to overbearing, loss of light and loss of privacy. The properties directly adjacent to the development would be those most affected by the proposal. In respect of the dwelling to the south, the side elevation of this neighbour is hard on the boundary with the application site, and it is noted that there are no windows in the side elevation of this neighbouring property. The proposed single storey extension would be approximately 0.9m from this neighbour's boundary. Given these circumstances, 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 this property. Turning to the property which is the other half of the semi-detached pair. The proposed extension would be in the same location and of the same depth and approximately the same height, if not a few centimetres lower than the existing extension and no windows are proposed to be inserted on the side elevation which would be located on the shared boundary. As such, the proposed extension would not result in any changes to the current position in relation to overbearing, loss of light or loss of privacy to this property.

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

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 property is in an urban location 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 carry out 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, the ecological enhancements can be controlled by condition, thus providing 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. 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 plans:

Drawing Title: Proposed Plan, Drawing No: BT-02, rev A, Received on 30 April 2025

Drawing Title: Proposed Elevations, Drawing No: BT-03, rev A, Received on 30 April 2025

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

3. The materials to be used in the construction of the external surface of the rear extension shall match those used on the existing dwelling.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

4. Prior to the development hereby approved coming into beneficial occupation the bat box and bird box shall be erected in accordance with approved plan Drawing Title: Proposed Elevations, Drawing No: BT-03, rev A. The bat and bird boxes shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW4 of the Merthyr Tydfil 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 _____ *Gareth Davies*
Director of Neighbourhood Services
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DATE: 23.06.2025