

DELEGATED REPORT

Application No: P/25/0120

Site Address: 23 Riverside Park
Merthyr Tydfil
CF47 8PQ

Development: First floor side 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 relates to a semi-detached dwelling, which is part of a larger residential estate. The dwelling has the benefit of a front garden, a drive way, a rear garden and a single storey extension which wraps around the side and rear elevations of the property.

PROPOSED DEVELOPMENT

This application seeks planning permission for a first-floor extension which would be located on the side of the dwelling and constructed above the existing single storey extension where it is positioned on the side of the house. It would measure approximately 3.00m wide, 7.68m deep, 5.00m to eaves level and 7.60m to ridge height. The front elevation of the proposal would be set back from the principal elevation by approximately 0.4m. The proposed external materials would match those used on the exiting dwelling.

Windows will be provided in the front and rear elevations and will serve bedrooms.

PLANNING HISTORY

The following planning history is relevant to this property:

P/18/0260 Erection of single storey side and rear extension
Approved: 25 Sep 2018

CONSULTATION

Consultations were not carried out under 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.

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 (PPW) (Edition 12, February 2024)

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
- CW1: The Historic Environment
- 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 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, 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. It is noted that a group of listed buildings known as Williamstown are located to the rear (west) of the application site. The application property cannot be seen from public vantage points along Williamstown, thus the proposed development would not be detrimental to the visual qualities of the listed buildings or their setting.

Turning to matters of residential amenities in relation to overbearing, loss of light and loss of privacy. The properties nearest to the development would be those to the side (north), the other dwelling attached to the application property and dwellings at the rear of the property which are located along Williamstown.

In respect of the dwellings to the side (north), as noted above there are no windows to be inserted into the side elevation of the proposed extension, and the development would be positioned approximately 11m from the dwellings. As such, the proposal would not result in significant detriment to the residential amenities of these properties. In relation to the dwelling attached to the application property, there are no concerns in relation to overbearing or loss of light as the extension would be located on the other side of the property and there would not be any significant increase in overlooking, given that there is already a degree of overlooking from the existing rear first floor windows. In respect of the dwellings along Williamstown, the development would be positioned approximately 16.8 m from rear boundaries of these dwellings and given the distances involved, there are no concerns in respect of overbearing development or loss of light nor any significant increase in overlooking given that there is already a degree of overlooking from the rear first floor windows of the application property.

In summary, the proposed extension would not result in an overbearing form of development, nor would it cause any loss of light or significant loss of privacy. It is also noted that no representations were received following the publicity 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 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 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. 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 plan:

Drawing Title: Proposed Plans, Section and Elevations, Drawing No: 0325/1,
Received on 30 April 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.

4. The materials to be used in the construction of the external surface of the 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).

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