

DELEGATED REPORT

Application No:	P/26/0062
Site Address:	16 Harlech Drive Castle Park Swansea Road Merthyr Tydfil CF48 1JX
Development:	Erection of rear single storey 'L' shaped extension
Case Officer:	Marlene Ferreira
Site Visit:	09th April 2026
Application Expiry Date:	21st May 2026
Consultation reply date expired:	21st April 2026

APPLICATION SITE

The application site relates to a single storey property, 16 Harlech Drive, in Cyfarthfa. The bungalow, which is located below the level of the front highway, is set back into the site and benefits from a conservatory extension to the rear, and a garage extension to the side. Parking provision is provided by means of a front and side driveway area (in addition to the garage).

The property lies in a street of similar scaled properties, many of which have also been extended to the rear by means of single storey additions or outbuildings/garages. An adopted footway runs along the rear of these properties, including the application site.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing glazed hipped roof conservatory to the rear of the property and the existing flat roof wood cladded garage to the side of the property, and construct an 'L' shaped extension.

The extension, which would comprise a pitched roof to the rear of the bungalow and a flat roof to the side of the bungalow, would have a maximum 10.6m width, a maximum 7.95m depth and a maximum 4.2m height (pitched roof) and 2.5m height (flat roof) and seeks to provide a large living area at the rear of the property and 2 bedrooms and a store area to the side of the property. It would be finished with rendered elevations, UPVc windows, concrete roof tiles and a rubber roof.

PLANNING HISTORY

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

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 the adjoining properties. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

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 under the assessment of this application relate to whether the proposed extension would be acceptable in respect of its impact upon the character and appearance of the area, residential amenity and ecology.

Character and Appearance

The proposed extension would amount to a substantial addition, however, given its 'L' shaped design, it would be largely contained to the rear of the existing dwelling and the majority of the extension would therefore remain screened from the front streetscene. Whilst the side element of the extension would be visible from the front highway, it would be set back into the site by approximately 20m and would also lie a significant distance away from the dwelling's primary frontage. As such, it would nevertheless appear as a secondary addition which would not dominate the existing dwelling.

It is recognised that the extension would be finished with rendered elevations and would therefore not match the brickwork elevational finishes of the existing dwelling. The proposed use of render, which would complement the existing brickwork, would result in a

mix of render with brickwork, a combination of materials already frequently found on other properties within the street. The proposed finishes would therefore be deemed appropriate in this context.

It is also acknowledged that a flat roof design would not normally be supported and the provision of a matching pitched roof design is generally favoured and encouraged. However, in this instance, it should be noted that only the side element of the extension would comprise a flat roof design and the remainder of the extension, off the main dwelling would have a matching roof profile and matching concrete roof tiles. Indeed, the flat roof element to the side of the property would appear very similar with the existing flat roof garage on-site, and this part of the proposal would therefore not warrant the refusal of the application. Certainly, the proposed development would be deemed to appear more visually sympathetic than the existing hipped roof conservatory to the rear and the wood cladded flat roof garage to the side.

The proposed 'L' shaped extension would therefore amount to a proportionate and sympathetic addition and would therefore not be considered to have any significant detrimental impact upon the character or appearance of the existing dwelling or the wider street scene. The proposal is therefore considered an acceptable form of development which would accord with LDP Policy SW11.

Residential Amenity

The proposed extension would lie adjacent to the dividing boundaries with 14 and 18 Harlech Drive, and these are the neighbouring occupiers most likely to be impacted by the development.

The proposed extension, particularly adjacent to 18 Harlech Drive, would run alongside its dividing boundary, and would therefore have a close relationship with this neighbouring dwelling. However, its single storey height, which would not exceed 2.5m (flat roof) or 4.2m (pitched roof with a roof design that would slope away from the neighbouring properties either side) would ensure that no significant overbearing or loss of light impacts would result upon the neighbouring adjoining properties. In addition, the extension would not be served by any side facing windows or doors immediately onto the dividing boundary, which would safeguard the private amenities of these adjoining occupiers. Indeed, it should be noted that the layout and scale of the proposed extension is very similar to the layout and scale of the existing conservatory extension and garage extension, and as such, the impact upon the neighbouring occupiers which would result from the proposed 'L' shaped extension would be very similar to that of the existing extensions. Thus, the proposed 'L' shaped extension would not be deemed significantly more harmful than the existing extensions, and the relationship between the proposed extension and the neighbouring properties would therefore be considered acceptable and accord with LDP Policy SW11.

Ecology

The proposed development has been considered by the Council's Ecologist, and it is noted that a Preliminary Roost Assessment (PRA) for bats and nesting birds has been requested to be submitted in support of the application. Given that the works are proposed on a residential property, where many developments (including the demolition of extensions/garages) 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.

CONCLUSION

The proposed 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 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:

- Existing & Proposed plans & Elevations, Drawing No. 2026-01 Harlech, received: 26th March 2026

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, 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.

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



Director of Neighbourhood Services

DATE: 20.05.2026