

DELEGATED REPORT

Application No: P/26/0061

Site Address: 70 Swansea Road
Swansea Road
Merthyr Tydfil
CF48 1HR

Development: Non material amendment of planning application P/25/0076 to include a roof light in the front roof slope of the two storey side extension

Case Officer: Rebecca Owens

Application Expiry Date: 22nd May 2026

Consultation reply date expired:

APPLICATION SITE

The application relates to an end of terrace dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front and dwellings to the sides and rear.

PROPOSED DEVELOPMENT

This is a proposed non material amendment to planning application P/25/0076 to include a roof light in the front roof slope of the two storey side extension.

PLANNING HISTORY

The relevant planning history is detailed below:

P/25/0076 Two storey and single storey side extension, installation of solar panels to roof, widened vehicular access and parking area and re-profiling of land
Granted planning permission on 5 September 2025

P/16/0158 Convert one dwelling into two dwellings, with rear two storey extension to No. 69 Swansea Road
Granted Planning permission on 3 August 2016

CONSULTATION

No consultation exercise was undertaken.

PUBLICITY

No publicity exercise was undertaken.

POLICY CONTEXT

Local Policies

Policies SW11: Sustainable design and place making and CW1 Historic environment of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 were relevant to the determination of the previous planning application and will again be considered. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

Welsh Government Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014)

The guidance advises that a non-material amendment will depend on factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and the surrounding area, which will vary from one application to another.

In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. The guidance also identifies four tests, which local planning authorities may wish to consider when assessing and determining whether a proposed change would qualify as a non-material amendment. These are as follows:

- is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,
- would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- would the interests of any third party or body be disadvantaged in planning terms; or,
- would the proposed change conflict with national or development plan policies?

These four tests have been used in the determination of this application, as set out below.

REASONS FOR REACHING THE RECOMMENDATION

Section 96a of the Town and Country Planning Act 1990 provides the mechanism to approve non-material amendments to an existing planning permission.

Main issues:

The main issue in determining this application is whether or not the insertion of a roof light into the front roof plane of the two storey side extension would constitute a non-material amendment to the development approved under application reference P/25/0076. In this respect, the main consideration would be the impact of the change on residential amenity and character and visual amenity.

Whilst the roof light would be located in the most visible elevation being proposed within the front roof plane, the window is considered to be of an acceptable size and it is not considered that it would have a significant visual impact or affect the overall character the dwelling. Nor would it impinge upon the visual amenities of the wider street scene. Furthermore, it would not give rise to any greater overlooking than from the first floor front windows and as such it would also have no greater impact on residential amenity. For the above reasons the insertion of the roof light is considered to be a non-material amendment that would remain in accord with Policy SW11 of the Replacement LDP.

Other Considerations:

The following have been taken into account in considering the application and in reaching the recommendation set out below.

1. There are no conditions on the original permission which would prevent this non-material amendment.
2. There have not been any other amendments to the originally approved development.
3. It is noted that one objection was received following the original publicity exercise. However, the main concern raised within this related to the loss of on street parking as a result of the widened driveway and would not be relevant to the current proposed amendment.

CONCLUSION

In conclusion, the proposed amendment is considered to be acceptable and would constitute a non-material amendment to the originally approved scheme. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 10.04.2026