

DELEGATED REPORT

Application No:	P/26/0051
Site Address:	35 Heol Y Glyn Treharris CF46 5RX
Development:	Single storey front garage extension, new vehicular access and boundary wall
Case Officer:	Rebecca Owens
Application Expiry Date:	8th May 2026
Consultation reply date expired:	3rd April 2026

APPLICATION SITE

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

PROPOSED DEVELOPMENT

Full planning permission is sought for a single storey front garage extension. The proposed extension would be located to the front of the existing integral garage. It would be 5.41m in depth by 3.59m in width, with a pitched roof with a maximum ridge height of 3.96m. The garage would have double garage doors and a pedestrian door in its front elevation and a window in each of the side elevations. It would have a brickwork finish to the external elevations and the roof would be covered with clay tiles (matching the existing dwelling).

It is also proposed to block up the existing vehicle access point which is currently located in line with the existing garage and create a new 4m access onto the hardstanding on the left hand side of the boundary.

PLANNING HISTORY

The recent planning history is summarised below:

P/26/0007 Single storey front garage extension
Refused planning permission on 18 February 2026 for the following reason:

“The proposed garage by virtue of its substandard size and insufficient driveway depth to the front would represent a poor form of development which would cause obstruction to the adjacent highway and adversely impact on highway safety contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan”.

CONSULTATION

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

Engineering and Highways No objection

PUBLICITY

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

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

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

PLANNING CONSIDERATIONS

This application is a resubmission following an earlier refusal of a garage due to its substandard size and insufficient space between its front elevation and the back edge of the highway which it was considered would be harmful to highway safety.

It is noted that the application site currently benefits from an integral garage and large hardstanding to the front that would provide parking for at least 3 vehicles. The proposed garage extension would be erected in front of the existing garage thus removing this parking space from use and taking up a space on the driveway. The garage subject to the current proposal has not been increased in size to meet the required standard to classify it as a formal parking space and as such the development would result in the loss of off street parking spaces. However, it is considered that there would still be sufficient space on the driveway to provide adequate parking to meet the needs of the dwelling.

The previous application raised concerns with the respect to the insufficient space to the front of the proposed garage which at between 3.5m and 4m in depth would require a

vehicle to overhang the highway while the garage was opened and close. It was noted that this arrangement would be further exacerbated by the proposed outward opening doors which would require an additional clearance of just over a metre reducing the waiting area for the parking vehicle to between 2.5m and 3m. To prevent this situation from occurring, the current application proposes blocking up the existing access to the front of the garage with a boundary wall and creating a new access onto the remaining hardstanding area adjacent to the development. The Head of Engineering and Highways is satisfied that this would prevent vehicles from overhanging the highway and has therefore raised no objection to the current scheme subject to conditions. It is noted that one of these conditions relates to surface water run off but the driveway is already in place and drainage of the garage would fall within the remit of the building control system and as such it is not considered necessary to include this.

The application site is located in a residential area which is characterised by dwellings of varying designs and scales. As such there is no uniformity between dwellings within the street scene. It is recognised that generally front extensions are not supported due to their prominence and significant impact on the character of a property and the wider area. However, in this instance, given the wide variations between property styles, it is not considered that the front extension would be visually harmful. It would be of a sympathetic scale and matching materials and would sit in front of an existing garage door. Accordingly, within this setting the extension is found to be acceptable. In addition, no concerns are raised with respect to the relocation of the access and new section of boundary wall providing that this wall is the same height and materials as the existing wall. This can be subject to a condition.

Regard has also been had on the impact of the development on the residential amenities of neighbouring occupiers. In this respect it is noted that the development would be erected in close proximity to the boundary with 33 Heol Y Glyn, which occupies a lower level than the application site. Despite this difference in level and the having regard to the depth of the extension, it is not considered that there would be an overbearing impact as the extension would be set back 2.2m and would have an eaves height of 2.9m. In addition, it is not thought that there would be any harmful overshadowing or loss of light. It is recognised that the extension would feature a window in its side elevation which would look directly towards 33 Heol Y Glyn and that this property has a window in its front elevation. However, given that the window would serve a garage and views would be angled and somewhat obscured by the existing boundary treatment, it is not on balance considered that the impact would be significant enough to warrant the refusal of the application. In this respect it is also noted that no objections were received following the publicity exercise.

The application has been supported by a Green Infrastructure Statement (GIS) as required by chapter 6 of Planning Policy Wales (edition 12). This notes that the garage extension would be erected on an existing hardstanding and as such there would be no loss or impact upon of green infrastructure. However, a net benefit to biodiversity has not been demonstrated nor have ecological enhancements been proposed. Having regard to the scale and nature of the development which only relates to a modest garage extension on an existing driveway, it is not considered that this would justify the refusal of the application as net benefit and ecological enhancement could be sought and secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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:

Drawing Title: Proposed Plans Sheet 1, Drawing Number: CD-35-1001 Rev. B, Received 13 March 2026

Drawing Title: Proposed Elevations, Drawing Number: CD-35-2001 Rev. A, Received 13 March 2026

Drawing Title: Vehicle Tracking Sheet 1, Drawing Number: CD-35-1005 Rev. B, Received 13 March 2026

Drawing Title: Proposed Visual, Drawing Number: CD-35-3000 Rev. A, Received 13 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 and net benefit to biodiversity, 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 Replacement Local Development Plan.

4. **Before the garage hereby approved** is brought into beneficial use, the existing vehicular access shall be blocked up with a wall that matches the height and materials of the existing front boundary wall and the new vehicle access shall be provided in accordance Drawing No. CD-35-1001 Rev. B. The driveway shall be retained for the purpose of parking thereafter.

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 ensure that adequate access and parking facilities are provided in the interests of road safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The developer is advised that the reinstatement of the existing dropped kerb and the proposed new vehicle cross over and drop kerb would require a section 184 license which must be obtained separate to planning permission. Contact is therefore advised with the highways department;

Website : <https://www.merthyr.gov.uk/resident/parking-roads-and-travel/roads-footways-and-pavements/dropped-kerb/>

Email : Highways.CustomerCare@merthyr.gov.uk Tel no : 01685 727470 or 725000

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 10.04.2026