

DELEGATED REPORT

Application No:	P/25/0076
Site Address:	70 Swansea Road Swansea Road Merthyr Tydfil CF48 1HR
Development:	Two storey and single storey side extension, installation of solar panels to roof, widened vehicular access and parking area and re-profiling of land
Case Officer:	Rebecca Owens
Site Visit:	20th March 2025
Application Expiry Date:	22nd September 2025
Consultation reply date expired:	29th August 2025

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

Full planning permission is sought for a two storey and single storey side extension, installation of solar panels to the roof, the widening of the vehicular access and parking area and re-profiling of the land.

The proposed two storey extension would be set back from the main front elevation of the dwelling by 0.8m. It would be 5m in width by 4.26m in depth and would have a pitched roof with a ridge height of 5.1m, thus sitting below the ridge of the main roof. It would feature windows in its front elevation and first floor windows in its rear elevation. Solar panels are proposed to the rear roof plane of this extension roof and the on the rear roof plane of the main roof and rear annexe. To the rear of the two storey extension a single storey extension is proposed that would be the 5m in width by 1m in depth and with an almost flat roof 2.6m in height. It would have large bi-folding doors in its rear elevation.

The existing vehicular access would be widened by removing a section of the front boundary wall to create a large car parking area. This would be surfaced in permeable tarmac.

It is also proposed to reduce the ground level of the driveway and part of the garden to the rear of the extension, which would necessitate the erection of retaining walls. A retaining wall is proposed along the rear of the proposed patio area (to the rear of the extension)

which would be 0.85m in height. A further retaining wall is required at the back of the driveway (between this and the garden) which would have a maximum height of 0.85m with a timber fence above 1.8m in height. Finally, a low level retaining wall is proposed adjacent to the western boundary which would be less than 0.3m in height.

PLANNING HISTORY

The relevant planning history is summarised below:

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

CONSULTATION

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

Head of Engineering and Highways	No objection subject to conditions
Council' Ecologist	No objection subject to Preliminary Roost Assessment

PUBLICITY

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

One letter of objection was received following this publicity exercise. The main concern raised within this relates to the loss of already limited on street parking as a result of the widened driveway.

Local ward councillors have been consulted and they wish the application to be determined under delegated power by the Director of Neighbourhood Services.

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

Policies SW11: Sustainable design and place making and CW1 Historic environment 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

It is recognised that the proposed extension is quite wide in relation to the existing dwelling. However, it would be set back from the main front elevation with a lower ridge than the main roof and as such it is considered that it would appear subservient. In addition, its design, including external finishes and front fenestration, is generally considered to be in keeping with the character of the dwelling. It is recognised that the single storey element would have an almost flat roof and large bi-fold door but this would be discretely located to the rear where it would not be visible from the streetscene. Thus the extension would not appear incongruous or be visually harmful. In addition no concerns are raised with respect to the visual impact of the solar panels (which are located on the rear roof plane), the enlarged driveway or indeed the reprofiling and retaining works. Accordingly the proposal is found to be in of an acceptable design and would not harm the character or visual amenities of the area, which is located within Urban Character area 9. The development would therefore comply with Policies SW11 and C1 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is noted that there are two properties adjoining the western boundary and a further dwelling to the rear. Given the distance of the extension from these dwellings it is not considered that the proposal would give rise to any overbearing impact or result in any loss of light or harmful overshadowing. Similarly, whilst there would be first floor window in the rear elevation of the extension, these would be a sufficient distance from the property to the rear to avoid any unacceptable levels of overlooking and associated loss of privacy. In terms of the parking area, it is recognised that this would be adjacent to the western boundary and as such the flank elevations of 71 and 72 Swansea Road, which contain two ground floor windows. There is currently no boundary treatment along this section and none appears to be proposed as part of the application so there could be some impact to these windows as a result of glare from headlights entering and exiting the parking area. However, this would only occur for short periods of time while cars manoeuvred into and out of the space and as such it is not considered that the impact would be harmful enough to warrant the refusal of the application on such grounds. Finally, no notable concerns are raised with respect to the other elements of the proposal. Consequently, the development is found to be acceptable in terms of its impact on residential amenities and in accord with Policy SW11 of the LDP.

The car parking area would continue to be accessed off Old Winch Fawr Road (an adopted highway restricted to 20mph), albeit with a wider opening. No concerns are raised with respect to this in terms of highway safety. It is noted that separate permission would be required for the dropped kerb and the developer can be made aware of this via an informative. In addition, with respect to parking, it is noted that the proposal would provide additional off street parking to serve the property which is considered to be beneficial. It is recognised, that in widening the access would result in a reduction to the on street parking available to local residents and it is also acknowledged that one objection was received to the application on the grounds that it would impact on the parking within the street. However, given that the driveway would only be widened by 4.87m which is less than the length of the average car parking space, it is not considered that its loss would be significant enough to warrant the refusal of the application on parking

or highway safety grounds. This on balance, and having regard to the above the proposal is deemed to be acceptable in terms of both parking and highway safety.

It is noted that the Planning Department's Ecologist recommended a Preliminary Roost Assessment be undertaken. However, The proposed extension would not tie into the main roof and thus having regard to this and the level of works which could be undertaken to the roof without planning permission it is considered that this request is disproportionate and onerous. However, an informative can be included on any permission issued to advise of the protection relating to bats and nesting birds.

It is also recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, which largely relates to a modest extension to the dwelling and some reprofiling works, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement would 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 Plan & Sections, Drawing Number: CLWYD 70 FP 001,
Received 28 July 2025

Drawing Title: Existing and Proposed Plans & Sections, Drawing Number: CLWYD
70 FP 002A, Received 28 July 2025

Drawing Title: Proposed Plan & Sections, Drawing Number: CLWYD 70 FP 003A,
Received 28 July 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 Replacement Local Development Plan.

INFORMATIVES

1. If a drop kerb is required, an application form to obtain permission for this aspect of the development can be obtained from 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

2. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

3. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property;
- or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

4. 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.

5. 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.

6. The developer is advised that there may be Japanese Knotweed present on the site. Japanese Knotweed (*Fallonia japonica*, *Rouse decraene*, *Polygonum cuspidatum*) is listed in Schedule 9 of the Wildlife and Countryside Act 1981 and is subject to Section 14 of this Act. It is an offence to plant or cause this species to grow in the wild. This means that actions which cause the spread of Japanese knotweed, for example, strimming, flailing or dumping contaminated material, may constitute an offence. Waste material from these plants is also classed as 'controlled waste' under the Environmental Protection Act 1990 and must be disposed of at a suitably licensed or permitted waste site. If using a carrier to move this waste off site you must ensure they are a registered waste carrier.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 05.09.2025