

DELEGATED REPORT

Application No:	P/26/0111
Site Address:	73 Twynyrodyn Road Twynyrodyn Merthyr Tydfil CF47 0PT
Development:	Vary condition 1 of planning permission P/21/0279 to extend the time period within which to commence development for a further 5 years
Case Officer:	Marlene Ferreira
Site Visit:	11th June 2026
Application Expiry Date:	15th July 2026
Consultation reply date expired:	16th June 2026

APPLICATION SITE

The application site relates to a mid-terraced dwelling, 73 Twynyrodyn, situated in the area of Twynyrodyn. The property faces in a northerly direction onto the highway at the front. It is bound by other dwellings to the west side and to the rear, and a terraced property containing a hairdressers to the east (with which it shares a rear access).

PROPOSED DEVELOPMENT

This application seeks planning permission to vary condition 1 of planning permission P/21/0279, to extend the time period for the commencement of development and therefore allow for an additional 5 years for the development to start. Essentially, this application seeks to renew the previous permission and therefore proposes a first floor rear extension.

It should be noted that the details/plans of the approved application, P/21/0279, are not proposed to change as a result of this application. Thus, the development still relates to a proposal which reflects the details contained in the last approved application (P/21/0279) and specifically include:

A proposed first floor pitched roof rear extension, measuring approximately 4.3m wide, 3.7m deep, with a maximum height of 6.5m. The first floor extension, which would provide an additional bedroom and bathroom, would be finished with rendered elevations, concrete roof tiles and UPVc windows.

Part of the existing single-storey extension, which would project beyond the proposed first floor addition, currently has a flat roof, and this would be replaced by a 3.2m high mono-pitched roof.

PLANNING HISTORY

The following planning history is relevant to this site:

P/21/0279 – First floor rear extension – Approved: 1st September 2021

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

POLICY CONTEXT

National Planning Policy

- The advice contained in the Welsh Government Circular (WGC) 016/2014: The Use of Planning Conditions for Development Management (paragraph 5.21) is of particular relevance to the determination of this application.

Local Planning Policies

- The following policies of the Merthyr Tydfil LDP are relevant to the assessment of this application:

Policy SW4 Settlement Boundaries

Policy SW11 Sustainable Design and Placemaking

Policy EnW1 Nature Conservation and Ecosystem Resilience

PLANNING CONSIDERATIONS

The advice contained within WGC 016/2014 (section 5.21) states that renewal applications should only be refused in the following circumstances;

1. There has been a material change in planning circumstances since the previous permission was granted;
2. The continued failure to begin the development will unacceptably contribute to uncertainty about the future pattern of development in the area, or;

3. The application is premature because the permission still has a reasonable time to run.

In this instance, it is considered that the above criteria does not apply to this application. Since the approval of the previous planning permission P/21/0279, the Merthyr Tydfil Replacement Local Development Plan and the policies contained therein has remained unaltered and is still used in the assessment and processing of applications. Thus, the application site still lies within the settlement boundary and there are no other new site constraints which would determine the application proposal to be unacceptable. Furthermore, it should be noted that the site circumstances are generally the same as they were at that time of granting the previous permission (P/21/0279) and the property still benefits from a flat roof rear extension only.

It is acknowledged that the site has had planning permission for almost five years without development works actually commencing. However, it is considered that the absence of development on the site, given the nature of the proposal, has not contributed to uncertainty about the future pattern of development in the area. Indeed, the areas surrounding the vicinity have historically been developed and hence the pattern of built environment is already well established.

The application was submitted to the Planning Department on the 20th May 2026, just over 3 months before the expiration of the previous planning permission noted above, and as such, cannot be said to have been submitted prematurely.

Other Considerations

- Ecology

Generally, for such proposals, the Council's Ecologist would request the submission of a Preliminary Roost Assessment (PRA). However, in this instance, since the works are proposed on a residential property where numerous developments can be undertaken without planning permission, the PRA would be deemed disproportionate and unreasonable. However, enhancement works in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' would be required. As such, a suitably worded condition will be added to any planning permission granted.

It is also noted, under chapter 6 of Planning Policy Wales (edition 12) (which came into force after the determination of the former application, P/21/0279), 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 also 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

For the reasons detailed above, the variation of condition 1 of planning permission P/21/0279, is therefore considered acceptable.

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.

RECOMMENDATION: 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:

- Proposed First Floor Extension, 73 Twynyrodyn Road, Merthyr Tydfil, received: 20th May 2026.

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

3. **Prior to the beneficial occupation of the extension** hereby approved, 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 06.07.2026