

DELEGATED REPORT

Application No: P/25/0263

Site Address: Ger Y Nant
Cardiff Road
Treharris
CF46 5NB

Development: Conversion of the existing office into an annex consisting of a bedroom and associated living spaces

Case Officer: Kate Glover

Site Visit: 15th October 2025

Application Expiry Date: 3rd December 2025

Consultation reply date expired: 5th November 2025

APPLICATION SITE

The application relates to a detached dwelling located in a residential area within the settlement boundary. The site is bound by a highway to the front and other dwellings on each side. Within the garden area of the property is a single storey outbuilding which measures approximately 5.36m wide and 8.01m long, and contains 3 rooms, with 2 being used as offices and the 3rd as a laundry. The external materials of building rendered elevations, concrete tile roof and uPVC window frames, doors, roof goods and rainwater goods.

According to the planning statement that has been submitted in support of the planning application, the property is a 4 bedroom property which is occupied by a group of 4 individuals who live together as a household but have carers visiting and in attendance.

The outbuilding is positioned to the west of the dwelling and adjacent to the driveway which is shared by Ger-Nant and Maes Y Bryn to the west of the application site.

PROPOSED DEVELOPMENT

Full planning permission is sought to use the outbuilding as a residential annexe which would contain one bedroom, a bathroom and living room/kitchen. No alterations are proposed to be carried out in the external surfaces of the elevations and an existing rooflight will be removed from the north roof pitch and a new rooflight installed in the south roof pitch.

PLANNING HISTORY

The relevant planning history is summarised below:

P/00/0425 Single detached dwelling
Approved: 11 Jan 2001

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties and a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) 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) (PPW).

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design.
- Note 5, Nature and Development.
- Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to the principle of development, impact upon the character and appearance of the property and the street scene, impact upon the residential amenity of neighbours and ecology.

The application site is located in a residential area and within the settlement boundary. The planning statement asserts that either a resident of the house or a carer would utilise the annex as required, but the annex would not be used as an independent dwelling and would remain part of the property.

In respect of The Town and Country Planning (General Permitted Development) Order 1995 (as amended), the property falls under use C3.b, where not more than 6 residents living together as a single household where care is provided for residents. Whether the annex is used for a household member or someone caring for a member of the household, the proposal would not result in an increase of residents to more than 6, and planning permission is not required for the continued use of the outbuilding as an annex. As such the principle of the development is acceptable subject to other relevant policies and material planning considerations.

The proposal would involve a minor alteration to the roof in the form of a new roof light and the proposal would not result in any significant impact on the character and appearance of the outbuilding or its contribution to the wider area.

Turning to potential impact of the proposal on the residential amenities of the neighbouring occupants. The residential use of the property would not be changed as a result of this proposal and the annex would remain part of the residential curtilage of the property. The proposal is found acceptable in terms of residential amenity and in accord with Policy SW11 of the LDP. It is also noted that no representations were received following the publicity exercise.

In relation to parking and highway safety, the annexe would provide ancillary accommodation to be used in conjunction with the existing household and therefore the proposal would not materially impact on the dwelling's current parking arrangements or significantly increase traffic movements onto Cardiff Road. However, a condition controlling the use of the annexe should be included in any permission issued to ensure the building remains ancillary to the existing dwelling as the impact on parking and highway safety would be a material planning consideration.

In respect of ecology, it is 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 relates to an existing structure and its use as an annexe, the submission of a GIS is deemed to be disproportionate and unreasonable. Local planning authorities also seek to ensure that green infrastructure is protected, enhanced and the effects of climate change mitigated. The proposal raises no significant concerns in this regard given that the development would have no impact upon green infrastructure or biodiversity interests and would not have any significant impact upon climate change. Given the nature of the proposal, which largely seeks make internal changes to the building and the limited impact on the environment, ecological enhancements have not been sought in this instance.

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 plan:

Drawing Title: Proposed Plans and Elevations, Drawing No: GYN-XX-XX-DR-00002, Rev P2, Received on 8 October 2025.

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

3. The annexe hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Ger Y Nant, Cardiff Road, Treharris, CF46 5NB and shall not at any time be used as a separate residential unit within the C3, C5 or C6 use classes.

Reason - To clearly define the scope of the permission and avoid the creation of a separate unit of accommodation in the interests of residential amenity and highway safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council 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: 18.11.2025