

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012 (as amended)

REFUSAL OF PERMISSION

To: Mr Callum Evans c/o Mr Paul Thomas Utopia Design 5 Amberton Place Penydarren Merthyr Tydfil CF47 9HX

WHEREAS you submitted an application on the 9th day of October 2025 to develop: 7 Caradoc Street Merthyr Tydfil CF47 8SS short particulars of the application being as follows:-

Name of the Applicant

Description of Proposed Development

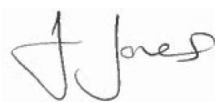
Mr Callum Evans
7 Caradoc Street
Merthyr Tydfil
CF47 8SS

Two storey side extension, single storey rear extension, decking and other external alterations (Full)

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning Authority hereby REFUSE TO PERMIT the proposed development for the following reasons, namely:

- 1 The proposed two storey side extension by virtue of its poor design, inappropriate siting and proportions would represent a prominent, incongruous and visually harmful form of development that would unbalance the pair of newly built dwellings and adversely impact on the character of the dwelling and visual amenities of the area contrary to Policies SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031.
- 2 The proposed side extension by virtue of its height, mass and siting in close proximity to the neighbouring property known as 7 Well Street would give rise to an unacceptable overbearing impact which would harm the residential amenity of the neighbouring occupants. As such the proposal is contrary to Policy SW11 of the Merthyr Tydfil Borough Council Replacement Local Development Plan.
- 3 The proposed rear extension, decking and associated privacy screen, by virtue of their height and projection along the boundary with the neighbouring property known as 8 Caradoc Street would give rise to an unacceptable overbearing impact and lead to overshadowing and loss of light which would harm the residential amenity of the neighbouring occupants. As such the proposal is contrary to Policy SW11 of the Merthyr Tydfil Borough Council Replacement Local Development Plan.

Date: 3rd December 2025

Signed: 
(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he/she may appeal to Planning & Environment Decisions Wales in accordance with Section 78(i) of the Town and Country Planning Act 1990, within 12 WEEKS of the receipt of this Notice. (Appeals must be made on a form which is obtainable from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). Alternatively you can use the Planning and Environment Decision Wales website (www.gov.wales/planningappeal) to complete your appeal. Planning & Environment Decisions Wales has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. Planning & Environment Decisions Wales is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by Planning & Environment Decisions Wales, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council in which the land is situated, a purchase notice requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by Planning & Environment Decisions Wales on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.