

DELEGATED REPORT

Application No:	P/25/0268
Site Address:	7 Caradoc Street Merthyr Tydfil CF47 8SS
Development:	Two storey side extension, single storey rear extension, decking and other external alterations
Case Officer:	Rebecca Owens
Site Visit:	15th October 2025
Application Expiry Date:	4th December 2025
Consultation reply date expired:	5th November 2025

APPLICATION SITE

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

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a two storey side extension, single storey rear extension, decking and other external alterations.

The proposed two storey side extension would run the full width of the main side elevation of the dwelling (7.75m) and would have the same ridge height as the main roof (7.85m). However it would be stepped so the front elevation is 3.4m in width and the rear elevation is 2.54m. The front elevation would feature a ground and first floor window (serving a playroom and bedroom respectively), the side elevation would have a ground floor door and first floor window (serving a landing area) and the rear elevation would have a ground and first floor window (serving a study and bathroom respectively).

The single storey rear extension would be 3m in depth by 5.9m in width and would have a mono-pitched roof with a maximum height of 4.7m in height. It would feature bi-folding doors and a window in its rear elevation serving an open plan kitchen diner. To the side of the extension and along part of its rear elevation it is proposed to erect elevated decking. This would project out from the rear elevation of the extension by 2m and would be 1.4m above ground level. Along the south eastern boundary of the decking it is proposed to install a 1.8m high privacy screen with 1.2m high balustrade along the other edges.

PLANNING HISTORY

The relevant planning history is summarised below:

- P/19/0118 Proposed construction of two detached dwellings
Granted planning permission on 19th September 2019 subject to a number of conditions. These included conditions removing permitted development rights for extensions and outbuildings in the interests of residential and visual amenity (conditions 5 & 6)
- P/18/0292 Erection of two detached dwellings
Granted planning permission subject to conditions on 14 November 2018
- P/18/0153 Construct a pair of semi detached dwellings
Granted planning permission subject to conditions on 14 August 2018
- P/17/0230 Renewal of planning permission P/15/0108 for the erection of a pair of semi detached dwelling
Granted outline planning permission subject to conditions on 22 September 2017
- P/15/0108 Renewal of Outline Planning Permission P/12/0020 for the erection of 1 pair of semi detached dwellings
Granted outline planning permission subject to conditions on 22 May 2015
- P/12/0020 Erection of 1 pair of semi detached dwellings
Granted outline planning permission subject to conditions on 30 March 2012
- P/06/0028 Residential development (Outline)
Granted outline planning permission subject to conditions on 21 August 2006

CONSULTATION

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

Ecologist - No objection

PUBLICITY

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

One letter of objection was received following this publicity exercise. The main points raised are summarised below:

- The development would have an overbearing impact and be visually intrusive;
- The boundary fence would be increased in height to create a privacy screen which would be domineering; and
- Loss of light to the neighbouring garden and property

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

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

The application relates to a modern detached dwelling recently constructed as part of a development of two new properties. Although not semi-detached, the properties are located directly alongside one another and are symmetrical in appearance. This proposal seeks to extend the application property to the side and rear. Whilst the single storey rear extension and decking are generally considered to be of an acceptable design and scale, there are concerns with respect to the visual impact of the proposed side extension. As noted in SPG 6 *“Side extensions are often visually prominent and have the potential to greatly impact on the character of the building and the wider street scene. Therefore a side extension requires a sensitive approach to its design to ensure it integrates well with the surrounding area and respects the character and appearance of the house... two storey side extensions will often have a greater impact on the building by the very nature of their increased height and the affect it would have on the roof of the dwelling”*. The proposed side extension has not been set back nor has its ridge line been set down. This in conjunction with its width would result in an extension which is not subservient to the existing dwelling and which gives the front of the property a much larger appearance and greater mass. This also serves to unbalance the property's symmetry with the neighbouring property contributing to its incongruous appearance. For these reasons the extension is not considered to be of an acceptable design as it would harm the character of the dwelling itself and the visual amenity of the streetscene contrary to Policy SW11 of the LDP. It is also noted that the site falls within Urban Character Area 7.

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 the application site is modest in size and is located in a high density residential area with dwellings directly adjoining both side elevations and opposite the front and rear boundaries. Having regard to this arrangement planning permission was granted for the dwelling (Planning ref: P/190118),

subject to conditions (5 and 6) which removed permitted development rights for extensions and outbuildings in the interests of visual and residential amenities. It is also noted that one letter of objection was received to the development following the publicity exercise which raised concerns over the impact of the proposal on residential amenity. These will be addressed below.

To property to the south east of the site is known as 8 Caradoc Street. It is recognised that the single storey rear extension would be set in from the shared boundary with this property by approximately 0.95m. However, the extended decking and privacy screen above would run directly along the boundary for the full depth of the extension and for an additional 2m. This would result in an extension 3m in depth of between 4.7m and 3.9m in height along with a privacy screen which is in excess of 3m above the lower garden area of the neighbouring property (reaching a maximum height of 3.25m) along over two thirds its garden length leaving just 2.2m with the existing lower boundary fence. Given the modest size of the rear gardens and the difference in levels between the extension, decking and the neighbour's garden it is considered that the development would be un-neighbourly and oppressive whilst also creating overshadowing and some loss of light during the afternoon.

The properties to the north west of the site, namely 6, 7 and 8 Wells Street have their rear boundaries adjoining the side of the application site. These properties have modest rear gardens and occupy a lower level. The proposed two storey extension would be sited in close proximity to these properties. Having regard to the differences in level, the small garden sizes of the dwellings in Wells Street and the proximity and height of the proposed two storey side extension, it is considered that it would have an overbearing impact on the gardens of these neighbouring properties (particularly number 7 Wells Street) creating a dominant and oppressive development that would be harmful to their living conditions.

For the above reasons it is considered that the proposed development would adversely impact on the residential amenities of neighbouring occupant's contrary to Policy SW11 of the LDP.

The planning division's Ecologist has noted that the property is a relatively new build and as such there appears to be no opportunities for roosting bats. As such no ecological survey works is required. He has also considered the proposed enhancements and subject to some minor alterations and additional information he is satisfied with the proposals set out. A condition can be attached to any permission to address this and ensure their provision.

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 only includes modest extensions to the dwelling and the loss of some grassed lawn, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement are proposed by means of a sparrow terrace, bug hotel, hedgehog gate in the fence and an area of wildflower planting. These could be secured by condition, which would provide a net benefit to biodiversity and contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

In reaching the recommendation, the requirements of section 3 and 5 of the Wellbeing of Future Generations (Wales) Act 2015 have been taken into account. The recommendation is in accordance with the Act's sustainable development principle

through its contribution towards the Welsh Minister's well-being objective of supporting safe, cohesive and resilient communities.

Accordingly the following recommendation is made:

RECOMMENDATION: BE REFUSED

REASONS:

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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 03.12.2025