

DELEGATED REPORT

Application No:	P/26/0024
Site Address:	2 Parc Wenallt Treharris CF46 5HX
Development:	Erect timber decking in the rear garden
Case Officer:	Marlene Ferreira
Site Visit:	19th February 2026
Application Expiry Date:	3rd April 2026
Consultation reply date expired:	4th March 2026

APPLICATON SITE

This application site relates to an end of terrace dwelling, 2 Parc Wenallt, located in the area of Treharris. The property, a small two-storey red brick dwelling, sits on a sloping site, which drops down significantly from the front (northwest) to the rear (southeast). Its rear and side garden areas, given the dwelling's corner plot location, are reasonably sized, however, remain largely unused due to their sloping nature.

The property sits in a row of terraced dwellings of a similar scale and design. Many of these dwellings, excluding the application dwelling, have been altered by means of rear single and/or two storey extensions, outbuildings and/or raised decked areas.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a raised patio/decked area to the rear of the property.

The wooden decked area would measure 4.8m wide by 4.8m deep, supported by timber posts. It would be raised approximately 1 metre above the height of the existing rear fence enclosing the garden. It would also be enclosed by a 1m high wooden fence along its rear and side boundary.

CONSULTATION

Ecology Officer	No objection, subject to conditions.
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PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining occupiers. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: The National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed decked area, in terms of its siting, scale and design, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the street scene. The impact upon residential amenity and ecology are also important considerations.

Character and Appearance

It is noted that the proposed development, a raised patio/decked area, would result in the introduction of a prominent feature to the rear garden of the residential property. Generally, such a proposal would not be considered acceptable, since it would appear as an incongruous form of development which would be deemed harmful to the character and appearance of the property and the wider street scene. However, in this instance, it is particularly important to assess the existing context of the site. Indeed, this existing garden area, due to its sloping nature and openness, makes any development, whether small or large, appear prominent. Whilst other nearby residents have also erected decked areas within their rear gardens, their dwelling's discrete siting (as a mid-terraced property) and high boundary walls enclosing their rear garden, makes the existing decked areas appear less prominent and visually more acceptable.

It is also acknowledged that the existing garden of the application dwelling, as it stands, is largely unusable given its sloping nature. This appears evident, given the lack of domestic paraphernalia. Thus, its use overtime appears to have been limited. The proposed decked area with enclosure would therefore provide the occupiers with a more useable and private rear amenity area.

Whilst it has been acknowledged that the proposed decked area, would amount to a prominent alteration, it is a form of development which is already existing within the rear street scene. Furthermore, in order to soften the appearance of the raised patio/decked area and make it appear more discrete when viewed within the surrounding area, it has been suggested that trees/or hedgerow be planted, within the remaining grassed area, along the decking's rear and side boundaries. The applicant has agreed to this planting, and an appropriately worded condition could therefore be added to any planning permission granted. Thus, on balance, the proposed decked area with boundary planting would therefore be considered acceptable within this context and would not be deemed to significantly detract from the character or appearance of the dwelling or the wider area and would therefore accord with LDP Policy SW11.

Residential Amenity

The existing dwelling is located adjacent to 3 Parc Wenallt, and this is the neighbouring property most likely to be impacted by this proposal.

The proposed raised patio/decked area would provide a level area for use by its occupants. It would also be enclosed to enhance privacy at the property. The level of the decked area would be very similar to the ground level of the neighbour's garden level at 3 Parc Wenallt, which also benefits from a two-storey rear addition. As such, any potential overlooking impact to the occupiers of this neighbouring dwelling from the proposed decked area would be identical to the overlooking opportunities into the application dwellings garden from the garden of 3 Parc Wenallt. Thus, the proposed decked area would not be considered to have any significant loss of privacy impact upon these adjoining occupiers. Indeed, the existing rear extension at this neighbouring property would make overlooking into the part of the garden nearest the rear elevation impossible.

The proposed decked area has also been considered in respect of potential overbearing impact and loss of light and given its relationship with this neighbouring property, it would not be considered to have such impacts.

The relationship between the proposed raised patio/decked area and the neighbouring property is therefore considered acceptable and would accord with LDP Policy SW11.

Ecology

The proposed development has been considered by the Council's Ecologist, and given the nature of development proposed, no survey work has been requested. However, enhancement works in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' have been requested. In this respect, it should be noted that tree and/or hedgerow planting would be carried out on-site, as confirmed by the applicant, which could be controlled by a suitably worded condition (as discussed earlier), and these enhancement works would therefore be welcomed.

It is also noted, under chapter 6 of Planning Policy Wales (edition 12) 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 be deemed disproportionate and unreasonable. Notwithstanding this, ecological enhancements would be provided (as mentioned above) 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

The development, due to the reasons discussed above, is therefore considered acceptable and would comply with the relevant policies and guidance.

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:

- Plan: Top down Projection, Side Projection and Front Projection, received: 6th February 2026

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

3. Before works commence on-site, details of a planting scheme to include a hedgerow and/or trees, alongside the rear and side garden boundary (adjacent to the proposed decked area) and 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 - In the interest of visual amenity and to protect the natural environment, in accordance with Policies SW11 and EnW1 of the Merthyr Tydfil 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: 13.03.2026