

Agenda Item 6

DATE WRITTEN	22nd May 2026
REPORT AUTHOR	Judith Jones
CASE OFFICER	Marlene Ferreira
COMMITTEE	Planning and Regulatory
COMMITTEE DATE	3rd June 2026

Application No.
P/26/0093

Date
1st May 2026

Determining Authority
MTCBC

Proposed Development

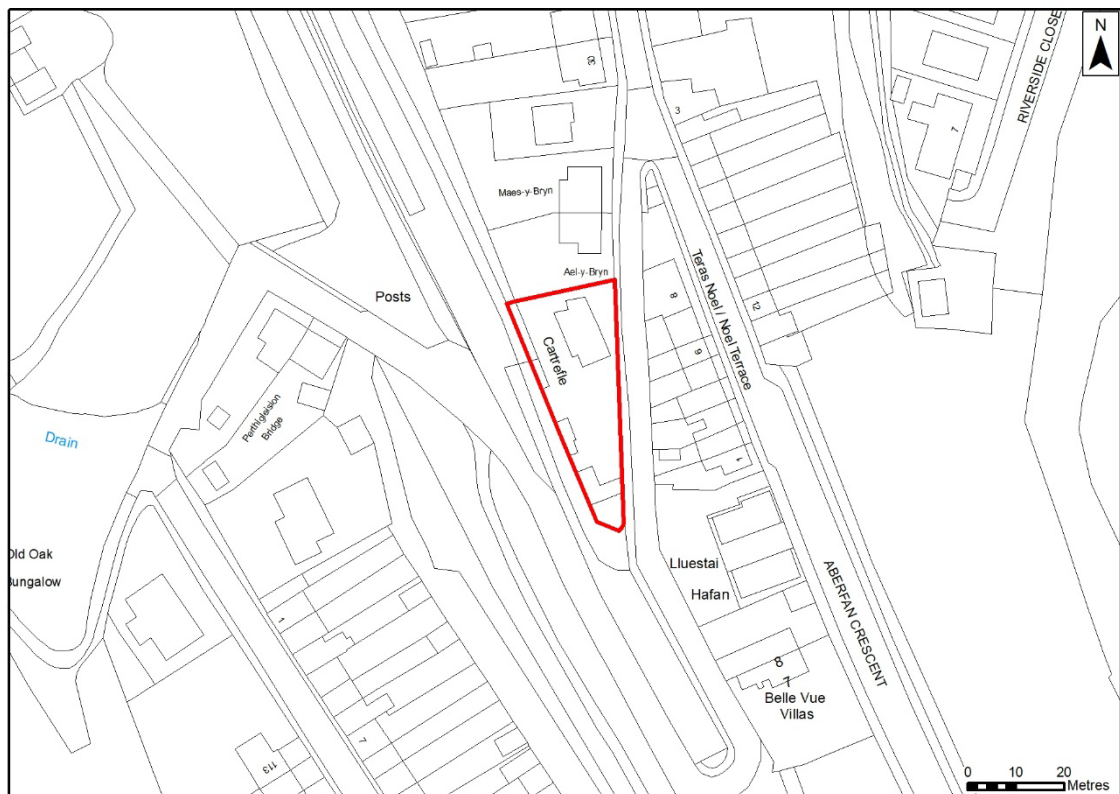
Location

Name & Address of Applicant/Agent

Vary condition 2 of planning permission P/25/0316 to allow for the erection of an additional dormer to the front roof elevation

Cartrefle
Station Hill
Aberfan
Merthyr Tydfil
CF48 4PR

Mr Bradley Hughes
c/o Mr Ken Bateman
20 Dane Street
Merthyr Tydfil
CF47 8SF



P/25/0316

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This application is being reported to Planning Committee, as the applicant is an officer working in the Building Control Department.

APPLICATION SITE

The application site relates to a large detached dwelling (Cartrefle), located off Station Hill in the residential area of Aberfan. The dwelling, which is elevated above the front highway (Station Hill), is accessed via an array of steps, since Station Hill slopes down significantly from the south to the north. A secondary access is also provided to the rear, western part of the site, off a privately owned lane, which runs alongside Cartrefle and provides vehicular access into the property's elevated rear garden and driveway.

The property, which is finished in dashed render, with concrete roof tiles and UPVc windows, features bay windows either side of a central portico entrance framed by brickwork detailing. It appears to have been extended to its side elevation. Numerous outbuildings have also been constructed within its garden area.

The property sits within a relatively spacious plot and is perceived as being somewhat segregated from other nearby properties, given its stonework and rendered wall enclosure around its perimeter. The surrounding area comprises a variety of properties, from terraced and semi-detached properties, as well as detached dwellings, all of which are modest in scale and design and traditional in appearance. Many of the surrounding properties have also been extended, mainly via rear additions.

PROPOSED DEVELOPMENT

This application seeks planning permission to vary condition 2 (list of approved plans and documents) of planning permission P/25/0316 to include an additional dormer to the front roof elevation.

The previously approved householder application (P/25/0316) featured numerous works, which included the addition of two new dormers to the front roof profile, a new garage and storage shed. Permission is sought to amend the approved drawings relating to the plans and elevations of the property to include an additional dormer to the front roof profile, resulting in a total of 3 small dormers being introduced to the front roof profile.

The proposed dormer would measure approximately 1.2m wide by 3.15m deep with a 1.95m ridge height and would be finished with rendered elevations, concrete roof tiles and a UPVc windows. It would provide additional natural lighting and head room within the loft area (which would continue to be used for storage purposes).

PLANNING HISTORY

The following planning history is relevant to the consideration of the application:

P/25/0316 – Proposed front dormer windows, demolition of storage sheds and new garage and store – Approved: 12th March 2026.

CONSULTATION

No consultation exercise was required in this instance.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining occupiers on 12th May 2026. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

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

- 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

Planning permission has been previously granted, under application P/25/0316, for a householder development which included the erection of two front facing dormers, a garage and a store. Thus, the issues to consider under the assessment of this application relate to whether the proposed alterations to the approved plans, i.e. the introduction of a third dormer on the front roof profile, would be acceptable with regards to its impact upon the character and appearance of the property, the wider street scene, and residential amenity.

The proposed dormer, in respect of its scale and finishes, would be identical to the other two dormers which already benefit from planning permission. Furthermore, the introduction of this additional dormer, would not result in the re-positioning of the approved dormers. Instead, the proposed dormer would sit centrally between the two approved dormers and, like the approved dormers, would align with the dwelling's existing fenestration arrangement. Indeed, the additional dormer, in combination with the approved dormers, would appear as a sympathetic and proportionate addition to the roof of the property, which would not detract from its character or appearance or that of the wider street scene.

It is recognised that an additional dormer could have additional impacts upon neighbouring residents, in particular, No. 1 Ael y Bryn, which lies to the north of the application site. However, the proposed dormer, like the approved dormers, would be front facing, and any additional overlooking opportunities would be towards Station

Hill. As such, it would not have any impact upon the privacy of the adjoining property to the north. Whilst it is noted that there is a row of terraced dwellings on the other side of Station Hill, the extent of overlooking from the proposed dormer, due to its scale and positioning on the roof, would not be any greater than the approved dormers or existing first floor front facing windows. As such, the proposed dormer would not be considered to have any significant or additional harmful impact upon the private amenities of nearby occupiers. In this regard it is acknowledged that no objections have been raised by the local residents.

The proposal to vary condition 2 and introduce a third dormer on the front roof profile is therefore considered acceptable and would accord with LDP Policy SW11.

CONCLUSION

For the above reasons, the proposed development is 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:

- Proposed plans and Elevations Drawing Number GA002 Rev B, received: 1st May 2026;
- Proposed Garage plans and Elevations Drawing Number GA003, received: 25th November 2025 (as approved under P/25/0316);
- Proposed Block Plan, received: received: 25th November 2025 (as approved under P/25/0316).

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

3. Prior to the beneficial use of the development hereby approved, the enhancement measures proposed, as annotated in the submitted plans (Proposed Plans and Elevations, Drawing Number GA 002 Rev B, received: 1st May 2026), shall be implemented and shall be retained thereafter in perpetuity.

Reason - To protect the natural environment and important habitat in accordance with Policy 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.

3. If a drop kerb is required, an application form to obtain permission for this aspect of the development can be obtained from the highways department.

Website: <https://www.merthyr.gov.uk/resident/parking-roads-and-travel/roads-footways-and-pavements/dropped-kerb/>

Email: Highways.CustomerCare@merthyr.gov.uk

Tel no: 01685 727470 or 725000