

DELEGATED REPORT

Application No:	P/26/0077
Site Address:	60 Lakeside Gardens Gurnos Merthyr Tydfil CF48 1EW
Development:	Demolition of two single-storey, rear conservatories and replacement with two single-storey extensions
Case Officer:	Kate Glover
Site Visit:	16th April 2026
Application Expiry Date:	8th June 2026
Consultation reply date expired:	7th May 2026

APPLICATION SITE

The application site is No. 60 Lakeside Gardens, a detached two-storey residential dwelling with front and rear gardens and an associated driveway. The dwelling benefits from two existing single-storey lean-to conservatory extensions at the rear. The external materials of the property include rendered elevations, a band of stone cladding on the principal elevation, dark coloured window frames and doors, and a slate/tile roof.

The rear garden includes a patio area which runs along the rear of the property and area of grass and a further patio which are raised above the ground level by approximately 0.7m. The rear and side boundaries are enclosed by fencing.

The site sits within a varied topography. No. 59 Lakeside Gardens, to the west, lies approximately 1.0-1.5m lower than the application site, while No. 61 Lakeside Gardens lies approximately 0.5m higher. Land levels also increase towards the rear of the site, where No. 69 Lakeside Gardens is positioned at a higher level and shares the rear boundary.

The property is located within a predominantly residential estate characterised by large detached dwellings of varied architectural styles and external materials.

The application site lies within the defined settlement boundary as identified within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016–2031.

PROPOSED DEVELOPMENT

This application seeks full permission for the erection of 2 single-storey, flat roofed extensions at the rear of the dwelling. The existing single storey extensions would be removed demolished to facilitate the proposed development.

Both of the extensions would have flat roofs incorporating roof lanterns, and the external finishes include white render, reconstituted stone detailing and anthracite aluminium doors and windows.

The larger of the two extensions would be positioned on the western side of the rear elevation and would measure approximately 8.42m in width, 4.41m in depth, and 2.98m in height. It would accommodate a living room and gym. Part of this extension would project approximately 4.72m into the upper section of the existing parking area. Approximately 16.38m of driveway would remain available for vehicle parking.

The smaller extension would be located on the eastern side of the rear elevation, replacing an existing lean-to conservatory. It would measure approximately 4.93m in width, 2.68m in depth, and 2.98m in height and would provide a utility room.

The proposed external finishes on both extensions include white render, reconstituted stone detailing and dark coloured aluminium doors and windows.

Details of biodiversity enhancement have been provided and include additional planting and provision of a sparrow terrace.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

Consultations were not carried out as part of this application.

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.

One representation was received in relation to the application. The correspondence confirmed that there was no objection to the proposed development but raised concerns regarding the position of the shared boundary and sought reassurance that the applicant would not extend the garden or undertake works beyond the existing boundary line. Boundary location and land ownership matters fall outside the remit of the planning process, and the application has therefore been assessed solely on the development as shown within the defined application (red line) boundary. As such, the representation has been treated as no objection to the proposal.

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 (LDP) 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 highway safety.

The proposal would be located within the rear garden of 60 Lakeside Gardens and is within the settlement boundary. The principle of development is acceptable and meets with the requirements of policy SW4.

In terms of visual impact, the proposed single-storey extensions are modest in scale and subservient to the host dwelling. Their siting to the side and rear ensures that they are not prominent in the street scene. The fenestration, design and external materials would match those of the existing dwelling. The extensions would not appear visually intrusive when viewed from neighbouring properties or public vantage points. Accordingly, the proposed extensions would meet the requirements of LDP Policy SW11.

In relation to residential amenity, Nos. 59 and 61 Lakeside Gardens are located to either side of the application site, with No. 69 positioned to the rear. The side and rear boundaries are enclosed by fencing, which varies in height due to changes in ground levels.

With regard to Nos. 61 and 69, the presence of boundary fencing and the single-storey nature of the proposed extensions would ensure there is no significant impact in terms of overbearing effect, loss of light or loss of privacy.

Turning to No. 59 Lakeside Gardens, this property is situated at a lower ground level and is angled such that its rear corner sits further from the shared boundary than the corner of the principal elevation. The larger of the two proposed extensions would be closest to this

neighbour, with its side elevation located approximately 0.8 metres from the boundary at its nearest point and approximately 1.2 metres at its furthest.

Given the single-storey scale of the extension, its flat roof form, the orientation of No. 59, and the existing boundary treatment, the proposal would not result in a significant overbearing impact or loss of light to this neighbouring property. Additionally, there are no windows proposed within the side elevation facing No. 59, that would give rise to any overlooking concerns. It is also noted that no representations were received following the publicity exercise.

As such the proposed extensions would meet the requirements of LDP Policy SW11.

In terms of ecology, it is noted that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). It is noted that in relation to green infrastructure the GIS concludes that the proposals would not impact on existing infrastructure. Details of biodiversity enhancements in the form of additional planting and a sparrow terrace which would be located on the east elevation of the property.

The ecological enhancements can be controlled by condition, thus providing additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives. Accordingly, the proposal meets with the requirements of LDP Policy EnW1.

Conclusion

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.

Having regard to the policy context above, the proposal is considered to be acceptable and 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:

Drawing Title: Proposed Site Plan, Drawing No. DP 110 Rev B, Received on 13 April 2026.

Drawing Title: Proposed Ground and First Floor Plans, Drawing No. DP 300 Rev A, Received on 13 April 2026.

Drawing Title: Proposed Front (South) and Rear (North) Elevations, Drawing No. DP 310 Rev A, Received on 13 April 2026.

Drawing Title: Proposed Side (West and East) Elevations, Drawing No. DP 311 Rev B, Received on 28 April 2026.

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

3. The materials to be used in the construction of the external surface of the extensions shall match those used on the existing dwelling.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

4. **Prior to the development hereby approved coming into beneficial use** the sparrow terrace shall be provided in accordance with approved plan Drawing Title: Proposed Side (West and East) Elevations, Drawing No. DP 311 Rev B. The sparrow terrace shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

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: 08.05.2026