

Planning Statement

CanPlan on behalf of Mr G Morgan

Planning application in outline for the
development of 1 or 2 dwellings on garden land at
21 Winchfawr Park, Heolgerrig

Merthyr Tydfil County Borough Council

December 2025

1.0 Introduction

- 1.1 This Planning Statement has been prepared by CanPlan on behalf of the applicant, Mr G Morgan, to accompany an outline application for the development of up to two dwellings on the land within the curtilage of 21 Winchfawr Park, Heolgerrig.
- 1.2 The statement provides a planning analysis demonstrating the acceptability of the proposal in planning terms and in accordance with the relevant planning policy and guidance.
- 1.3 The application is supported by a site location plan and an indicative site block plan demonstrating the site is capable of accommodating up to two dwellings, detached or as a pair of semi-detached dwelling units.
- 1.4 Table 1.1 below sets out the schedule of supporting documents/plans which should be read alongside this Planning Statement.

Table 1.1 Schedule of Supporting Plans/Documents

Document/Plan	Technical Consultant
Completed application form and certificates	CanPlan – Planning Consultant
Planning Statement	CanPlan – Planning Consultant
Site location plan 1:1250	CanPlan – Planning Consultant
Site block plan (indicative) 1:500	CanPlan – Planning Consultant

- 1.5 The remainder of this Statement is structured as follows:
 - Section 2: Site Location and Description
 - Section 3: Development Proposal
 - Section 4: Planning Policy Context
 - Section 5: Planning Analysis
 - Section 6: Summary

2.0 Site Location and Description

- 2.1 The site lies within a residential area and adjoins Winchfawr Road to the NE. This boundary runs along the length of the site. The site is further bound by a boundary wall with Highfield Bungalow to the SE, another boundary wall with 20 Winchfawr Park to the SW and a hedge with 21 Winchfawr Park to the NW. Behind this hedge is a mature garden belonging to 21 Winchfawr Park (the Applicant's land).
- 2.2 The site itself gently slopes from NW to SW and is currently laid to lawn with some trees and shrubs to the boundary with 20 Winchfawr Park. The site measures approximately 0.04 Hectares. It currently forms part of the residential curtilage of 21 Winchfawr Park and used as garden land to the east of the applicant's detached property.



Figure 1

Residential properties in the vicinity comprise a mix of semi-detached, detached and single storey dwellings, most of which have been extended.

- 2.3 The application site is not located within a Conservation Area or near to the setting of any designated or non-designated heritage assets. The site is not constrained by any environmental or designations of known acknowledged importance in the area.

2.4 The site is located in a sustainable location near to Merthyr town centre and Cyfarthfa Retail Park. The site is within walking distance to a bus stop serving Merthyr town and surrounding areas.

Planning History

2.4 The planning history for the site includes;

Planning ref	Description	Outcome
P14/0004	Outline for 1 dwelling	Approved 03/04/2014
P/10/0242	Renewal of outline consent Ref P/07/0419	Approved 13/01/2011
P/07/0419	Renewal of outline consent Ref P/04/0380	Approved 19/09/2007
P/04/0380	Erection of bungalow (outline)	Approved 27/09/2004
P/01/0104	Renewal of outline P/98/0036	Approved 18/05/2001
P/98/0036	Renewal of outline 52/95/0021	Approved 26/03/1998
P/95/0021	Renewal of outline	Approved 28/04/1995
P/92/0061	Renewal of outline	Approved 14/04/1992
P/89/0182	Residential development (outline)	Approved 24/05/1989

3.0 Development Proposal

- 3.1 The applicant seeks outline planning consent for up to two residential dwellings on the site with all matters reserved for future consideration.
- 3.2 The application is supported by a site location plan and indicative block plan showing how properties may be sited on the land. The block plan uses a similar footprint to residential properties in the vicinity. The block plan considers the possibility of a detached and semi detached properties. The site is capable of accommodating up to two storey dwellings. The following indicative parameters are presented for consideration: between 6.5m and 8.5m in height, 7m and 9m in width and 10.5m and 12m in depth. The widths as detached dwellings would be between 7m and 8.5m, while width as semi-detached would be between 13m and 14m. It should be noted that these are indicative dimensions based on the footprints in the vicinity and the site itself.

Access

- 3.3 The vehicular access(es) would be provided directly from Winchfawr Road, the detail of which is a matter reserved for future consideration. Access is likely to be via a shared driveway into the site.

Parking

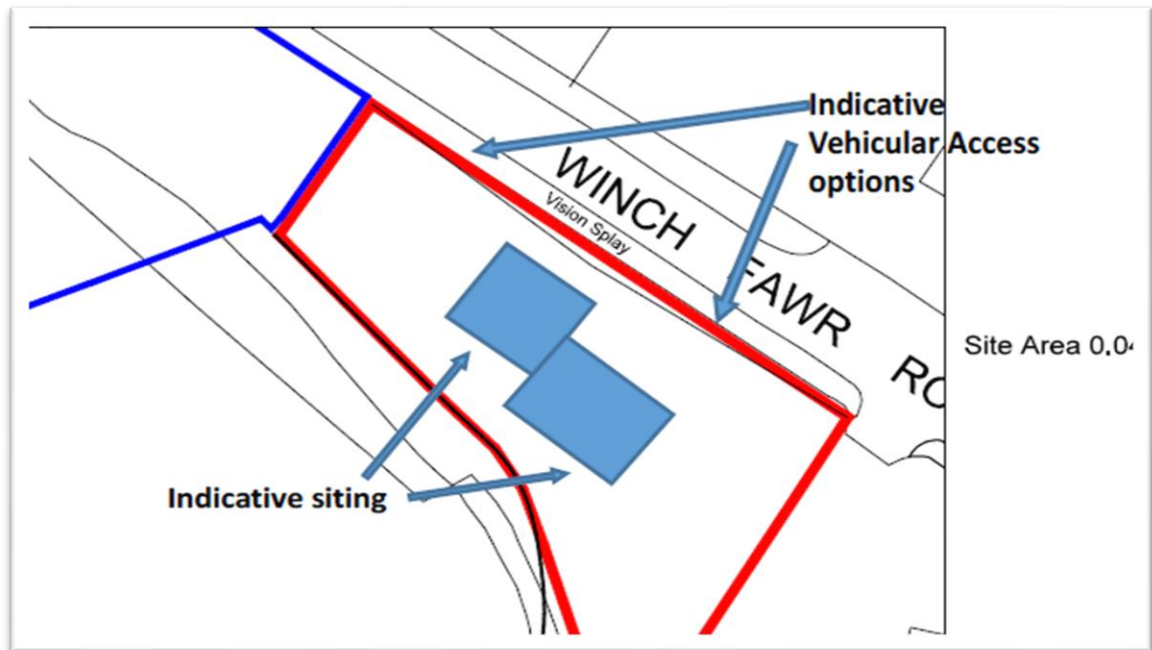
- 3.4 The application site could accommodate two off road parking spaces per residential unit. Other dwellings in the vicinity are served by similar side driveways providing a minimum of two off road parking spaces.

Layout

- 3.5 The indicative block plan demonstrates how two dwellings could be located within the site. The final layout is reserved for future consideration. However, it is apparent from the indicative block plan that a scheme can be designed in a sympathetic manner, in line with the existing residential context in the vicinity. The application is for up to two dwellings and, as such, does not exclude the site being developed for one dwelling with greater amenity garden area.
- 3.8 The indicative siting identified in the block plan has been considered so as to minimise the impact of the development upon the character and

appearance of the area and nearby residential properties whilst maximising the opportunity presented at the site.

- 3.9 The block plan also demonstrates that each property can be provided with front and rear curtilage areas as well as sufficient parking areas.



Density

- 3.10 The block plan demonstrates that a low-density residential development can be accommodated within the application site, in keeping with the residential area in which the site sits.

Design and character

- 3.11 The application is for outline planning permission with all matters reserved for future consideration. As such detailed design, green infrastructure details and proposed materials are not provided at this stage.

4.0 Planning Policy Context

- 4.0 The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy guidance, which is contained within Planning Policy Wales (PPW) and the associated Technical Advice Notes (TANs), together with the Development Plan for the area.

Planning Policy Wales (Ed 12 February 2024)

- 4.1 Planning Policy Wales is relevant to this application and appropriate weight should be given. PPW states that:

Paragraph 3.3 refers to good design and states that ‘...design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area...’

Paragraph 3.9 refers to character and states that ‘...the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement...’

Paragraph 3.14 refers to context appraisal and states that these ‘...should be used to determine the appropriateness of a development proposal in responding to its surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment...’

Paragraph 6.2.12 states “A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants.....”

Technical Advice Notes

- 4.2 Planning Policy Wales is supplemented by a series of topic based Technical Advice Notes (TANs) which provide guidance relating to various forms of development and the role of the planning system in dealing with the determination of planning applications.

TAN 12 Design

- 4.3 TAN 12 provides advice on design considerations and, in relation to housing design, it states that local planning policies and guidance should aim to:
- create places with the needs of people in mind, which are distinctive and respect local character;
 - promote layouts and design features which encourage community safety and accessibility;
 - focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles;
 - avoid inflexible planning standards and encourage layouts which manage vehicle speeds through the geometry of the road and building;
 - promote environmental sustainability features, such as energy efficiency, in new housing and make clear specific commitments to carbon reductions and/or sustainable building standards;
 - secures the most efficient use of land including appropriate densities; and
 - consider and balance potential conflicts between these criteria.

TAN 18 Transport

4.4 TAN 18 offers national guidance on transportation related planning policies. It advocates:

- the integration of land use planning and transport in order to promote resource and travel efficient settlement patterns;
- ensuring that development is located where there is good accessibility by public transport, cycling and walking. This minimises the need to travel and promotes social inclusion; and
- managing parking provision.

Local Development Plan

Merthyr Tydfil County Borough Council Local Development Plan

4.5 The development plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 is the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016 – 2031 adopted January 2020. The Local Development Plan forms the statutory framework for the development and use of land within the County Borough.

4.6 Relevant policies include the following:

- Policy SW4 - Settlement Boundaries;
- Policy SW11 - Sustainable Design and Placemaking; and
- Policy EnW1 - Nature Conservation and Ecosystem Resilience;

Along with Supplementary Planning Guidance (SPG):

- SPG 2 Planning Obligations, March 2012;
- SPG 4 Sustainable Design, July 2013; and
- SPG 5 Nature and Development, May 2015

5.0 Planning Analysis

5.1 The material planning considerations are considered to be:

- The principle of development in this location;
- The impact of the development on the character and appearance of the area;
- The impact of the development on residential amenity;
- Sustainable travel and car parking requirements; and
- Other material considerations.

5.2 The principle of development in terms of land use planning policy

The site is located on garden land within the settlement boundary. There is a presumption in favour of such development, as identified by both Planning Policy Wales and within the Merthyr Tydfil County Borough Council development plan. The principle of residential development on the site has previously been approved by several outline planning consents, although now lapsed. It is therefore considered the principle of residential development to be acceptable subject to compliance with relevant material planning considerations. In this case, those considerations are expected to be the siting and massing of the proposed dwelling(s), the potential impact of the development on the amenity of existing nearby residential properties and highway considerations.

It is considered that the principle of developing the site for residential purposes is acceptable in accordance with policy SW4 of the MTCBC development plan, subject to the approval of detailed design matters.

The impact of the development on the character and appearance of the surrounding area

- 5.3 Although the application is submitted in outline with all matters reserved, the indicative layout plan demonstrates that development of the site, as proposed, could be developed without an adverse impact on the character and appearance of the surrounding area.

The indicative layout has been designed to reflect the surrounding residential context, including the general form of the nearby

detached/semi-detached dwellings whilst taking into consideration the constraints presented on site.

The density of development reflects the surrounding residential context in this area; and therefore, it is considered that a development of 1 to 2 dwellings, as proposed, is acceptable for this location.

It is not accepted that the dwelling(s) on this site needs to be single storey. Whilst there is an adjoining bungalow, most dwellings in the vicinity are two storeys. A two-storey dwelling would be set against the context of large detached dwellings set above the site (20 and 21 Winchfawr Park). The parameters provided with the application considers that one or two storey dwelling would be acceptable subject to an appropriate design, which is a matter for the reserved matters stage.

Consequently, it is considered that, subject to approval of reserved matters, the proposed development would not have an unacceptably detrimental impact upon the character and appearance of the surrounding area nor on the nearby residential dwellings.

The impact of the development on the residential amenity

- 5.4 In considering whether the proposed development would have an impact on residential amenity of nearby properties, the LPA may consider whether there would be any adverse impact on other householders by way of overshadowing, overbearing and whether there will be any reduction in privacy due to facing habitable room windows.

With this in mind, despite layout, scale and design being reserved for future determination, it is most likely within the indicative layout plan that the site can be delivered with minimal impact on the residential amenity to nearby surrounding properties and the orientation and position of the dwelling(s) would be in accord with the vernacular of the area.

The internal layout aims to achieve the indicative block plan appropriate amenity standards can be achieved with each dwelling provided with external amenity areas and off-road parking provision which is well

related. However, it is reiterated again that the site layout remains indicative.

In light of the above, the development of the site for up to two dwellings offers no significant amenity impact, in terms of privacy, overlooking, overbearing or overshadowing on any property within the vicinity. As such, the scheme would have an acceptable relationship with the neighbouring residential context.

Temporary impacts relating to construction of the dwelling(s) at the site would give rise to amenity impacts to nearby residential dwellings. As stated these would be temporary and are capable of control by planning conditions if deemed necessary.

The acceptability of the development in terms of access and car parking

- 5.5 The indicative layout plan illustrates that access to the site could be safely achieved via direct access off Winchfawr Road. Despite parking being reserved for future determination, it is evident that the site can accommodate the required amount of parking, in accordance with parking standards required by policy.

Other material considerations

- 5.6 PPW states that planning applications should provide a green infrastructure statement. Such a statement should be proportionate to the development proposed and consist of a short statement.

Green Infrastructure Statement

PPW at 6.4.16 advises for householder scale applications, “planning authorities should outline expectations regarding information required to accompany an application, recognising that the enhancement measures sought should be proportionate to the scale of the application.” Understanding the ecological context of a development will be essential in facilitating/enabling a proportionate response to the significance of any potential impact.

All development should “deliver a net benefit for biodiversity and ecosystem resilience from the baseline state (proportionate to the scale and nature of the development proposed).”

“Even if the biodiversity value has been maintained, there must still be a pro-active process to look for and secure enhancement through the design and implementation of the development.”

The application site comprises garden lawn surrounded on three sides by boundary walls to the public highway and neighbouring property as well as a retaining wall to 20 Winch Fawr Park. There is also a small hawthorn hedge representing the site boundary and the applicants garden land.

Vegetation is evident along and above the retaining wall and some trees. All of these would remain in situ as they are on the periphery of the site providing a good habitat. Species identified include the following: Common Hornbeam, Wild Cherry, Italian Cypress, Cherry Laurel, Common Yew, Apple Tree, Elmleaf Blackberry and European Plum.



View across site showing boundary wall with public highway, hedge between applicant’s garden land and site, applicant’s residence and boundary retaining wall



Boundary wall with neighbouring property



View looking to vegetated retaining wall and No 20 Winchfawr Park above

The application seeks outline approval of up to two dwellings at the site. All matters are reserved for future consideration. At the detailed design stage, as appropriate, the applicant will submit more detail regarding green infrastructure. However, at this stage the development would accommodate garden areas to the front, rear and side of the proposed dwelling(s), retain boundary vegetation as in situ and include opportunities for fauna, protected or otherwise, to be built into the design of the proposed dwelling(s).

6.0 Summary

- 6.1 The planning application is submitted in outline form for up to two dwellings with all matters reserved for future consideration. The access would be off Winchfawr Road.
- 6.2 The site lies within the settlement boundary in the adopted Development Plan. This application seeks approval for up to one or two dwellings with a similar footprint to existing dwellings in the vicinity.
- 6.3 It is considered that the proposed development has suitably addressed the key material considerations for this site and would provide a quality development that would complement and enhance the existing residential context. It is for these reasons that Merthyr Tydfil County Borough Council is respectfully requested to grant outline consent for this planning application.