

DELEGATED REPORT

Application No:	P/26/0004
Site Address:	7 Caradoc Street Merthyr Tydfil CF47 8SS
Development:	Single storey side extension, single storey rear extension and other external alterations
Case Officer:	Rebecca Owens
Site Visit:	15th January 2026
Application Expiry Date:	6th March 2026
Consultation reply date expired:	17th February 2026

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 single storey side extension, single storey rear extension and other external alterations.

The proposed single storey side extension would run the full width of the main side elevation of the dwelling (7.74m), but it would be stepped so the front elevation is 3.4m in width and the rear elevation is 2.53m. The extension would have a mono-pitched roof, the ridge height of which would vary due to the profile of the land. However, the maximum height would be 4.86m. The front and rear elevations would feature windows (serving a playroom and bedroom respectively) and there would be a door in the side elevation.

The single storey rear extension would be 2.75m 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 it is proposed to erect steps down to the garden from the remaining section of the existing decking. It is also proposed to erect elevated decking and steps to the lower garden level adjacent to the rear elevation of the extension to provide access from the bifold doors. The area of decking and associated steps would be 4.8m in length and would project out from the rear elevation of the extension by 1m. The deck would be 1.4m above ground level with a 1.1m high balustrade along the front and a privacy screen to the north western side.

PLANNING HISTORY

The relevant planning history is summarised below:

P/25/0268 Two storey side extension, single storey rear extension, decking and other external alterations

Refused planning permission subject to conditions on 3 December 2025 for the following 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.

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 a site notice was 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, be visually intrusive and create sense of enclosure;
- The decking and associated screening would result in a dominant structure extending along the boundary which harms the outlook and openness of the neighbouring property
- Loss of light to the neighbouring garden and property

Local ward councillors have been informed of the concerns raised by local residents and have not requested that the application be presented to the planning committee. As such, the application is to be determined under delegated power by the Director of Neighbourhood Services.

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. The single storey rear extension and decking are generally considered to be of an acceptable design and scale and would be discretely located within the rear garden where they would be largely obscured from public view. Conversely, the side extension would be visible from the front street scene and as such has the potential to have a greater impact. 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”*. Notwithstanding this, the side extension is single storey in height and is of a modest width and as such it is considered that it would represent a subservient addition to the existing dwelling which would not significantly impact on the symmetry with the neighbouring property. For these reasons the extensions are found to be of an acceptable design that would not harm the character of the dwelling itself or the visual amenity of the street scene. The proposal would therefore accord with 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.

The property to the south east of the site is known as 8 Caradoc Street. At present both these properties benefit from a decked area off their rear elevations which are hard against the shared boundary line. There is a boundary fence between the decked areas which is 1.75m in height above the deck level to prevent direct views between the elevated platforms with a lower fence along the remaining length of the garden. The proposed rear extension would be set in from the shared boundary with this property by approximately 0.9m and would be just 2.75m in depth, thus projecting past the neighbours' existing decking and the higher boundary fence by just 0.75m. It is noted that at its highest point, the extension would project above the higher fence by 0.45m, and would project above the lower fence height by between 2.75m and 2.2m (but this would only be for a length of

0.75m and at a set back of 0.9m). Having regard to the set back, the depth of the extension and its height in relation to the existing boundary enclosure, it is not considered that the extension would give rise to an overbearing impact, create a sense of enclosure or lead to any excessive overshadowing or loss of light. It is recognised that the proposal also includes a small deck to the rear of the extension which projects out for 1m and is at a height of 1.4m (2.5m including the balustrade) but this would be sited 3.6m from the boundary line, with the bottom of the steps approximately 2m from the boundary. As such, this would not appear overtly dominant to the neighbouring property. It is acknowledged that it is not proposed to raise the height of the lower section of boundary fence between the application site and 8 Caradoc Street and as such careful consideration has been given to the level of overlooking from the decking (and associated steps) and extension into the adjoining property's garden. However, it is noted that the current arrangement, with decking hard on the boundary allows for views across the lower garden area of 8 Caradoc Street. It is not considered that views from the rear window of the extension, the set back deck and steps would lead to a significantly greater loss of privacy. It is also noted that at 1m in depth the deck does not provide a large useable space and is more likely to be a walkway than a seating area.

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 single storey extension would be sited in close proximity to these properties being just 0.75m from the boundary fence at its closest point. However, it is recognised that the eaves of the extension would be between 2.75m and 3.9m and thus would be between 1m and 2.2m over the height of the boundary fence. Having regard to the eaves height in comparison the fence and the varying set back from the boundary of the dwellings in Well Street, it is not considered that the development would have a significant overbearing impact or result in any harmful overshadowing or loss of light. Furthermore as there are no windows in the side elevation no concerns are raised with respect to overlooking from the extension. It is noted that the proposal also includes a small decked area off the rear extension. However, this would have a privacy screen along its north western side which would prevent any direct overlooking into the gardens or rear windows of the adjoining dwellings in Wells Street.

Thus on balance, it is not considered that the proposed development would adversely impact on the residential amenities of neighbouring occupant's to an extent that would warrant the refusal of the application or be deemed 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 is satisfied with the proposals set out. A condition can be attached to any permission secure 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.

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:

Drawing Title: Proposed Plans, Elevations & Section, Drawing Number: CARADOC 7 FPFG 04C, Received 17 March 2026.

Drawing Title: Existing & Proposed Plans & Sections, Drawing Number: CARADOC 7 FPFG 05A, Received 17 March 2026.

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

3. **BEFORE** the extensions hereby approved are brought into beneficial use, the hedgehog gate, bug hotel and sparrow terrace shall be provided in accordance with drawing number CARADOC 7 FPFG 04C and these shall be retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

4. The wildflower planting illustrated on drawing number CARADOC 7 FPFG 04C shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

5. **BEFORE** the decking hereby approved is brought into beneficial use, a privacy screen shall be provided along its north western side in accordance with drawing number CARADOC 7 FPFG 04C, and shall be retained in perpetuity thereafter.

Reason - In the interest of residential amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council 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: 27.03.2026