

DELEGATED REPORT

Application No:	P/25/0067
Site Address:	82 Kingfisher Crescent Merthyr Vale Merthyr Tydfil CF48 4TL
Development:	Single storey rear extension
Case Officer:	Marlene Ferreira
Site Visit:	20th March 2025
Application Expiry Date:	30th April 2025
Consultation reply date expired:	2nd April 2025

APPLICATION SITE

The application site relates to a residential property, 82 Kingfisher Crescent, located in the area of Merthyr Vale. The property, a render and brickwork detached dwelling, forms part of a wider and recently constructed residential estate. It appears to remain unaltered since it was originally constructed and is served by a driveway area which runs along the side of the property and leads to a semi-detached garage. It also benefits from a small front garden and a large rear private garden area.

The dwelling lies in a street of detached dwellings of varying scales and design, all of which are finished in matching materials. The dwelling adjoins 83 Kingfisher Crescent to the north, 85 Kingfisher Crescent to the east, the adopted highway to the south, and the shared driveway to the west.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a single storey rear extension.

The rear extension, which would measure 4m wide, 4.65m deep with a 3.7m ridge height, would provide additional living area to serve the property. It would be finished with brickwork elevations, mock slate roof tiles and UPVC windows.

PLANNING HISTORY

There is no other relevant or recent planning history relating to this property.

CONSULTATION`

Consultations were not carried out as part of this application.

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 extension, in terms of its siting, scale and design, would comprise an acceptable form of development with regards to its impact upon the character and appearance of the property and the street scene. The impact of the proposal upon residential amenity and ecology are also important considerations.

Character and Appearance

The proposed extension, which would be finished in materials to match the existing dwelling, would not exceed single storey height and would be sited to the rear of the property. As such, it would not be readily visible when viewing the property's primary elevation. Thus, it would not be deemed to have any significant detrimental impact on the character and appearance of the dwelling. The proposal would therefore amount to a sympathetic and subordinate addition which would accord with LDP Policy SW11.

Residential Amenity

Regard has been had to the proposed development and its impact on the nearest residential properties.

The single storey extension would sit immediately adjacent to the southern boundary wall of the application property and would be located over 7 metres away from 83 Kingfisher Crescent (located to the north) and over 6 metres away from 85 Kingfisher Crescent (located to the east). This distance combined with the height of the extension would ensure that the development does not have any significant overbearing impact on these neighbouring dwellings. Whilst large windows would be located to the side and rear of the extension, these would be largely screened by the dividing boundary walls and as such, would not result in any direct overlooking into these neighbouring properties.

The relationship of the proposed extension with the neighbouring properties, as explained above, is therefore considered acceptable and would comply with LDP Policy SW11.

Ecology

The application was accompanied by a Green Infrastructure Statement and a Landscaping Maintenance Schedule, which confirms that enhancement measures would be proposed as part of the proposed development. This would include the planting of wild cherry (*Prunus avium*) tree in the rear garden and the erection of a Beaumaris bat box on the side gable elevation of the dwelling. The report was considered by the Council's Ecologist who has found the proposed measures to be acceptable. The proposed enhancement works would be secured by condition. The proposed development would therefore 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:

- Proposed Elevations, received: 5th March 2025;
- Proposed Plan Rev B, received: 28th March 2025;
- Proposed Landscaping Maintenance Schedule Rev A, received: 28th March 2025;
- Green Infrastructure Statement Rev A, received: 3rd April 2025.

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

3. Prior to the beneficial use of the extension hereby approved, the enhancement measures proposed, as stipulated in the Green Infrastructure Statement, 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

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DATE: 11.04.2025