

DELEGATED REPORT

Application No:	P/25/0151
Site Address:	Y Goedwig Cardiff Road Treharris CF46 5NB
Development:	Erection of residential annexe demolition of existing garage and erection of extension to accommodate replacement garage
Case Officer:	Rebecca Owens
Site Visit:	10th June 2025
Application Expiry Date:	22nd July 2025
Consultation reply date expired:	1st July 2025

APPLICATION SITE

The application relates to a site located within a residential area of the settlement boundary. The site comprises a large detached dwelling with separate garage located on an elevated plateau within its generous curtilage. The main amenity space is located to the front of the site with access gained from the highway to the front via a private driveway to the east of the site that leads to a large hardstanding to the rear. The site is bound by a highway to the front, other dwellings and an undeveloped wooded area that forms part of an allocated ancient woodland and contains a Tree Preservation Order (TPO). There are also protected TPO trees located to the front of the site within the front garden area and a Site of Importance for Nature Conservation to the north. The site and part of the wider surrounding land also forms part of an allocated site for housing within the Local Development Plan.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a two bedroom, residential annexe. This would be sited to the west of the existing dwelling. It would have a rectangular footprint 12.5m in depth by 7.8m in width and a gabled roof with a ridge height of 4.5m. The annexe would have an almost entirely glazed front elevation with central patio doors that in addition to two windows in the eastern side elevation would serve an open plan kitchen, lounge and dining. The eastern elevation would also feature a doorway under a covered walkway which connects the annexe to the main dwelling. A single window in the western elevation would serve the bathroom and two windows in the rear elevation would serve each of the bedrooms.

Below the annexe and surrounding terrace it is proposed to create an under croft 12.65m by 7.75m which would be accessed via a garage style door in the front wall.

In addition, permission is sought for the demolition of an existing detached garage and the erection of an extension to the existing dwelling. This would wrap around the north western corner of the dwelling, projecting out 4.67m from the rear elevation and 6.98m from the western side elevation and with a maximum depth of 8.8m and a maximum width of 10.3m. The extension would have an 'A' symmetrical gabled roof with a ridge height of 5.05m. The extension would provide a double garage at ground floor accessed via two garage doors in the rear elevation along with two utility rooms and an entrance hallway with W.C. With the roof space it is also proposed to provide an additional room served by roof lights in the front and rear roof planes.

PLANNING HISTORY

The relevant planning history is summarised below:

P/17/0365 Variation of condition 1 of planning permission P/14/ 0071 (relating to a residential scheme for 9 dwellings) to extend the time limit for the submission of reserved matters by 3 years
Granted outline planning permission subject to conditions on 5 February 2018

P/17/0294 Demolition of existing dwelling (Y Goedwig) and erection of 22 dwellings with associated access road
Granted full planning permission subject to conditions on 21 June 2018

P/14/0071 Variation of condition 3 of Planning Permission P/11/0065 (relating to the residential development of the site for 9 dwellings) to extend the time limit for the submission of reserved matters by 3 years
Granted outline planning permission subject to conditions on 22 December 2014

P/11/0065 Variation of Condition 3 of planning consent P/08/0133 (relating to the residential development of the site for 9 dwellings) to extend the time limit for the submission of reserved matters by 3 years
Granted outline planning permission subject to conditions on 5 May 2011

P/08/0133 Application under Section 73 of The Town and Country Planning Act 1990 to extend the time for the submission of reserved matters for a further 3 year period in respect of planning consent P/03/0476 (Appeal Ref APP/U6925/A/04/1169017 - Condition 3)
Granted outline planning permission subject to conditions on 20 January 2011

P/06/0379 Construction of new access road
Refused planning permission on 5 March 2012

P/04/0646 Residential development - 1 house (Outline)
Granted outline planning permission subject to conditions on 25 January 2005

P/03/0476 Residential development - 9 houses (Outline Application)
Refused planning permission on 21 June 2004 and allowed at appeal on 18 March 2005

P/01/0229 Residential development (Outline)
Granted outline planning permission subject to conditions on 4 April 2002

P/98/0037 Outline Application for the erection of one dwelling
Granted outline planning permission subject to conditions on 4 April 2002

It is also noted that there is currently an application under consideration on land to the north of this site for works to trees protected by a Tree Preservation Order (Planning Ref: P/24/0122)

CONSULTATION

The following bodies were consulted and their responses are presented below:

Head of Engineering and Highways	No objection subject to conditions
Planning Policy Officer	No objection
Ecologist	No objection subject to conditions
Environmental Health Manager	No objection subject to conditions
Tree Officer	No objection
Natural Resources Wales	No comment

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties and three site notices were displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

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

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

- SW1 Provision of New Homes
- SW2 Provision of Affordable Housing
- SW3 Sustainably Distributing New Homes
- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- SW12 Improving the Transport Network
- CW1 Historic Environment
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- EnW4 Environmental Protection

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.

PLANNING CONSIDERATIONS

Principle

The application site is located within the settlement boundary and as such the principle of development is acceptable subject to other relevant policies and material planning considerations. In this respect it is noted that the site is also within an allocated housing site so the provision of a residential unit would be in accord with Policies SW3 and SW4.

Design and visual amenities

Whilst the site is located in a residential area, the dwelling appears somewhat separate from the surrounding housing and of its own unique design and scale. As such the property is not constrained by the character of the properties around it and thus there is more scope to provide appropriate alterations that would not impact on the overall visual amenities of the area.

The proposed wrap around extension is considered to be of an acceptable size and scale and would represent a subservient and sympathetic addition to the dwelling. Similarly, the proposed annexe is also found to be of an acceptable design which would complement the existing the dwelling. It is recognised that the proposal would also create an under croft storage area below the annexe with a garage style door to its front facing elevation but given its set back within the site it is not considered that it would appear as an overly dominant or discordant feature.

Having regard to its relationship (or lack of) with the neighbouring properties in the area, it is considered that the proposed changes area visually acceptable and would not harm the overall appearance of property itself or impact on the wider streetscene. As such it is found to be in accord with Policy SW11 of the LDP.

Residential amenities

Regard has also been had for the impact of the development on the residential amenities of the neighbouring properties. In this respect it is noted that there are dwellings located to the west of the site. The proposed annexe and the raised patio area to the front of this with associated retaining wall be sited approximately 3m from the shared boundaries with these properties. The annexe itself would have an eaves height of just over 3m and the patio (with undercroft storage area) and associated walling would have a maximum height of 3m. Having considered this arrangement, no concerns are raised that the development would result in any overbearing impact or lead to any overshadowing or loss of light.

With respect to overlooking from windows, the annexe would only feature one small window in its western elevation which would serve a bathroom and as such no concerns are raised that this would lead to harmful overlooking of the properties adjoining the western boundary. Similarly, whilst there are also two windows in the rear elevation these would be at ground floor level and would not give rise to any unacceptable impact. The main fenestration would be in the front elevation which would be almost entirely glazed. Given the differences in levels this would be elevated over the adjoining dwelling known as 18 Ashgrove, as would the raised patio area to the front of the annexe. Whilst it is recognised that the windows would allow for angled views across to this property with the patio allowing for more direct views, these would be over the front garden area of the property and not the private amenity space and as such it is not considered that there would be any injurious loss of privacy. Having regard to this and noting that no objections were received following the publicity exercise it is considered that the impact on the residential amenities of neighbouring occupants is acceptable and as such the proposal complies with Policy SW11 of the LDP

It is also noted that no concerns are raised with respect to the impact of the annexe on the residential amenities of the existing dwelling on the site given that it would be used in conjunction with this property as ancillary accommodation for family members. If this were not the case then there would be concerns with respect to the relationship between the windows in the annexe's eastern elevation and the bi folding doors in the western elevation of the existing dwelling.

Parking and highway safety

The application site is served by an extensive parking area located to the north of the dwelling. This is considered sufficient to meet the parking demands of the existing dwelling and the proposed annexe and as such no concerns are raised in this respect.

Access to the parking area is via a private access road off Cardiff Road. This is currently an informal track but it is proposed to formalise this with a tarmac surface and to widen it to 5m which would allow for two way traffic. This is considered to be acceptable and no concerns are raised with respect to the additional traffic generated by the annexe which would be minimal. There is also a turning area within the site to allow for vehicles to enter and exit in a forward gear. Having regard to the above no concerns are raised with respect to highway safety.

There is also ample space within the site for cycle parking and the site is also served by good footpath links and public transport, with two bus stops within 125m. Accordingly, it would be accessible via sustainable modes of transport.

The Head of Engineering and Highways has noted that a scheme for surface water drainage will need to be submitted to, and agreed by, the local planning authority to ensure that this does not discharge on to the public highway. This can be suitably controlled via condition. It is also recognised that they have requested a condition for the submission and agreement of full engineering design, details and calculations of any structures that are 1m above ground level and within 1m of the adopted highway. However, no structures are proposed in this area and any boundary treatment adjacent to the highway and over 1m in height would require planning permission. As such it is not considered necessary to include this.

Trees

The Local planning authority records indicate three trees within the front garden of the application site which are protected by a Tree Preservation Order. However, it would appear that these trees have been removed. The development subject to this application does not impact on the land on which the trees were located and as such their removal can be dealt with separately to this application.

There are also trees to the rear of the site which are protected by a TPO but having regard to their location in relation to the development the Council's Tree Officer has not raised any concerns that the development would adversely impact upon these trees.

The application site is also bound by ancient woodland. Natural Resources Wales were consulted on the application but did not raise any objection or provide any comments. However, it is not considered that the proposal would have any impact on this area.

Ecology

The application has been supported by an Ecology Technical Note. This has assessed the existing garage (to be demolished) and found no bats or evidence of bats and nesting birds. However, it is recommended that the works be undertaken in line with a method statement set out in the appendix. In addition, the report has noted that the area where the annexe is proposed comprised of hard standing and early successional vegetation above what appears to be crushed stone. It recognises the possibility that small numbers of reptiles may be present within this area, but notes that should any be present, these are likely to be limited to small numbers of slow worm or common lizard. A method statement is also recommended in relation to site clearance for reptiles and birds which is also set out in the appendix.

In accordance with Chapter 6 of Planning Policy Wales (edition 12), this application has been supported by a Green Infrastructure Statements (GIS). This has set out the existing green infrastructure within the site and proposed a number of enhancements to provide a net benefit to biodiversity including a pond, hedgerow, trees, planting beds and a wildflower area. This is considered to be acceptable and can be secured by condition. This would also contribute to the wider green infrastructure objectives and the proposed development would therefore comply with 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.

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 Site Plan, Drawing Number: PL01, Received 21 August 2025.

Drawing Title: Proposed Plans - Sheet 1 of 2, Drawing Number: PL04, Received 27 May 2025.

Drawing Title: Proposed Plans - Sheet 2 of 2, Drawing Number: PL05, Received 27 May 2025.

Drawing Title: Proposed Elevations - Sheet 1 of 2, Drawing Number: PL06, Received 27 May 2025.

Drawing Title: Proposed Elevations - Sheet 2 of 2, Drawing Number: PL07, Received 27 May 2025.

Drawing Title: Proposed Street Scene, Drawing Number: PL08, Received 27 May 2025.

Drawing Title: Proposed Elevations - Elevations, Drawing Number: PL10, Received 27 May 2025.

Ecology Technical Note produced by BE Ecological Ltd. Dated 17.09.2025, Received 17 September 2025

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

3. **BEFORE WORKS COMMENCE ON SITE**, details of biodiversity/ecological enhancements, together with a timescale for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. This must include the following:

- o The proposed pond
- o 1 no. built-in bat box integrated within the proposed onsite structure(s)
- o 1 no. built-in bird box integrated within the proposed onsite structure(s)

- o Gaps in boundaries (where appropriate) for passage of hedgehogs and other species

The development shall be carried out in accordance with the approved details and 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. **No development or site clearance shall take place** until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of the proposed wildflower area, planting beds, hedgerow and new trees illustrated on drawing number PL01. The scheme shall also include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the annexe 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. Prior to the installation of any external lighting, a Lighting Scheme shall be submitted to and agreed in writing by the Local Planning Authority. This must demonstrate dark zones at the boundaries and across the site and ensure that the bat and bird boxes are not illuminated with dark routes to allow barrier-free access to the boxes. The Lighting Scheme must conform to the latest guidance.
 - o Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
 - o Good Practice Guidance: Planning for the Conservation and Enhancement of Dark Skies in Wales. <https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>

The lighting scheme shall only be installed in accordance with the approved details and maintained as such thereafter.

Reason - To limit the impact on protected species and reduce light pollution in accordance with policies EnW2 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan .

7. Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 14:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason - In the interests of local amenity and to avoid statutory nuisance

8. **No development shall commence** until details of a scheme for the disposal of surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the annexe development and retained in perpetuity.

Reason - To ensure adequate disposal of surface water drainage in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. This permission does not allow for any works to trees protected by a Tree Preservation Order (TPO). Any works to such trees will require separate consent.
2. 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.
3. 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: 23.09.2025