

DELEGATED REPORT

Application No:	P/25/0106
Site Address:	Garth Farm Garth Lane Pant Merthyr Tydfil CF48 2YA
Development:	Erection of two storey side extension, single storey front extension, single storey rear extension and renovation of property.
Case Officer:	Marlene Ferreira
Site Visit:	29th April 2025
Application Expiry Date:	5th September 2025
Consultation reply date expired:	

APPLICATION SITE

The application site relates to an existing residential property known as Garth Farm, located off a private lane, Garth Lane, in the area of Pant. Garth Lane, which is accessed off Pant Road, is an adopted highway for the most part, until it reaches Garth Farm. Beyond this point, the lane is under private ownership and a designated public right of way.

The existing property, a two-storey dwelling finished with slate roof, pebbledash and stonework elevations and UPVc windows, lies within a relatively large curtilage, most of which is flat, and some of which comprises elevated grassed areas, mainly to the north and west. The dwelling is positioned immediately adjacent to an existing barn, which appears to be used in association with the keeping of feed and livestock, mainly sheep. The adjacent barn is locally listed. There are several stone outbuildings clustered in the immediate vicinity of the property.

The property is surrounded by open and undeveloped countryside and is not within close proximity of other residential properties. It also lies within the Nant Morlais and Cwm Taf Fechan Special Landscape Area and within a mineral safeguarding area.

PROPOSED DEVELOPMENT

This application seeks planning permission to undertake extensions to the front, side and rear of the property and re-configure its internal layout, in order to provide an efficient use and flow of space.

- Side of the property - Western elevation

The existing single storey side extension would be demolished and a new two-storey extension would be constructed. The extension would measure 3.95m wide, 6.9m deep and would have a 9.1m ridge height. This seeks to provide an open living/dining area at ground floor and a walk-in wardrobe and en-suite (to serve the master bedroom) at first floor. It would be finished with slate roof tiles, stonework and rendered elevations and UPVc windows.

A single storey flat roof extension would also be constructed to this elevation. This would measure 2.3m wide, 2.6m deep and 2.8m in height and would provide an internal link between the two-storey extension and the stone outbuilding located to the west, which would be converted into a utility room. It would be finished with stonework and render elevations.

- Rear of the property – North elevation

Two small scale single storey rear projections would be demolished. A new flat roof rear extension, measuring 5m wide, 1.4m deep and 2.7m in height, would be constructed centrally to the rear elevation. This seeks to provide an office area. It would be finished with stonework and render elevations and a UPVc window.

- Front of the property - Southern elevation

A single storey extension would be constructed to the front of the property. This would measure 7m wide, 7m deep with a 4m ridge height. This seeks to provide a large kitchen area. It would be finished with slate roof tiles, stonework and render elevations, and UPVc windows.

A pitched roof canopy would also be constructed to this elevation. This would measure 3.3m wide, 1.6m deep with a 3.45m ridge height. It would sit above the proposed main entrance into the property (which would be created by altering a window to a door). It be finished in timber with slate roof tiles.

- Side of the property – Eastern elevation

There are no extensions proposed to this elevation.

Once the dwelling has been extended and reconfigured internally, the property would be served by a kitchen/dining/living area, utility room, living room, playroom, office, WC and cloakroom at ground floor and 4 bedrooms (one with en-suite and walk in wardrobe and two with a shared en-suite) at first floor.

Other external alterations are also proposed, which include the removal of the pebble dashed render to the front elevation and the cleaning of the stonework to all elevations. The installation of new UPVc windows throughout, including the replacing of the existing bay window to the rear of the property with a new bay window. A new patio door is also proposed to the rear of the property and three new roof lights are also proposed to the front and rear roof slopes.

PLANNING HISTORY

The Council's records do not indicate any other planning history for 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, a site notice was displayed within the vicinity of the site. No letters of representation have been received as a result of 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 works, would be acceptable with regards to their impact upon the character and appearance of the property and the wider area. The impact upon residential amenity and ecology are also important considerations.

Character and Appearance

The proposed development, as described earlier, includes an array of works. The main alterations to the property includes the erection of a two-storey extension. When considering two-storey additions, the Council's guidance states that these are normally

required to be set down from the dwelling's main roof height and set back from its primary elevation. This ensures that two-storey additions appear subordinate when viewed in association with the original dwelling. It is noted however that the two-storey extension hereby proposed has not been designed in accordance with these guidelines. Indeed, it meets the full height and depth of the existing dwelling. In this instance however, the extension, which would not appear excessive in width, combined with its design, would serve to enhance the linear form of the dwelling, for which this rural area appears to be characterised. As such, it would not be deemed intrusive, incongruous or disproportionate when viewed in context with the original property or the wider countryside. Whilst it is noted that the material finishes comprise stonework and render elevations, this would be acceptable in this instance, particularly since the render would be applied to the side and rear elevations and therefore the less prominent elevations of the property. Furthermore, it should also be noted that the existing property is enclosed from the lane and adjoining fields by a stone wall and is also largely screened by the existing adjacent barn. Thus, the two-storey extension, which would be located on the discrete western side elevation, would appear almost unnoticeable when viewed from Garth Lane and the public right of way. The link extension which would connect the two-storey extension and existing stone outbuilding (which is to be converted into a utility area) sited further west, would amount to a small-scale addition which would also be discretely sited. Thus, it would also be considered acceptable.

With regards to the front extension, this would amount to a prominent addition to the property's main frontage and therefore requires careful consideration. Whilst this alteration would be more visible than the two-storey addition, its single storey height and overall scale would ensure that the development does not dominate the property's frontage or detract from its character or appearance. Furthermore, the use of matching materials to its roof, elevation and windows would further ensure that the front extension relates sympathetically to the appearance of the original dwelling. It should also be noted that the front canopy extension, which would frame the front entrance into the property and add interest to its frontage, is a small-scale alteration which would also be deemed appropriate in this context.

With regards to the office extension, this would amount to a small-scale flat roof addition to the rear of the property. As such, it would therefore be discretely sited. Thus, this part of the proposal would also be considered acceptable.

In terms of the other works proposed, which would include the insertion of new windows, the insertion of new roof lights, the removal of the pebble dashed render to reveal the stonework to the front elevation and the cleaning of the stonework throughout. These works are small scale alterations, many of which would also serve to revive the 'tired' appearance of the property and would therefore be deemed acceptable. Indeed, the removal of the pebbledash render from the dwellings primary elevation which would reveal the original stonework would serve to enhance the appearance of the property within this rural countryside setting and this part of the works would be encouraged and welcomed.

The proposed works would therefore amount to a sympathetic form of development which would not be deemed to have any significant or adverse impact upon the character and appearance of the dwelling or the wider countryside. As such, it would accord with LDP Policy SW11.

Residential Amenity

The existing dwelling is not located near any other residential properties. As such, the proposed works, including the extensions, would not have any overbearing, loss of light or loss of privacy impact upon other residential occupants. As such it would accord with LDP Policy SW11.

Ecology

The proposed development was considered by the Council's Ecologist and it was requested that a Preliminary Roost Assessment (PRA) for bats and nesting birds be submitted in support of the application in order to assess any potential adverse impacts upon protected and priority species and/or habitats. Given that the works are proposed on a residential property, where many developments can be undertaken without planning permission, the request for such survey work would be considered unreasonable in this instance. However, enhancement works in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' would be required. Thus, a suitably worded condition, would be added to any planning permission granted.

It is also noted, under chapter 6 of Planning Policy Wales (edition 12) that applications should be supported by Green Infrastructure Statements (GIS). However, due to the scale and nature of the development, the submission of a GIS would be deemed disproportionate and unreasonable. Notwithstanding this, ecological enhancements would be provided (to be requested by condition) which would contribute to the wider green infrastructure objectives. Thus, the proposed development would therefore be considered acceptable and accord with LDP Policy EnW1.

CONCLUSION

The proposal, 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 Site Plan Drawing No. PL003 Rev 03, received: 11th July 2025;
- Proposed Plans Drawing No. PL004 Rev 01, received: 25th June 2025;
- Proposed Elevations Drawing No. PL005 Rev 01, received: 25th June 2025;

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

3. **Prior to the beneficial occupation of the extensions hereby approved**, a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. 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.

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.

3. The applicant should be aware that private rights of way may exist on the site or on adjoining land. If so, appropriate measures should be undertaken to protect them. For further information and guidance in this respect, please contact Beth Jones on 01685 727463.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 27.08.2025