

DELEGATED REPORT

Application No:	P/25/0260
Site Address:	48 Barrack Row Dowlais Merthyr Tydfil CF48 3NF
Development:	Alterations to windows and doors to the front elevation and proposed hardstanding within the rear garden
Case Officer:	Marlene Ferreira
Site Visit:	6th November 2025
Application Expiry Date:	27th November 2025
Consultation reply date expired:	29th October 2025

APPLICATION SITE

The application site relates to a two-storey dwelling, 48 Barrack Row, located in the area of Dowlais. The mid-terrace property, is sited hard up to the front pavement and has a typical modest terraced appearance. The site levels slope upwards gently from the front (south) to the rear (north) and a rear external access is provided via the adopted lane which runs along the back of this property and others along this street. The dwelling comprises a rear single storey extension, however planning permission for the erection of a two-storey rear addition has been recently granted (P/25/0212) and it appears that such works are currently being undertaken on-site. The property is not served by on-site parking facilities, however, unrestricted on-street parking is available along the front highway (Barrack Row).

The property lies on the northern side of Barrack Row and this street is largely made up of modest terraced properties, which have been extended to the rear by means of rear additions and/or garages/outbuildings. Whilst there is some variance between the material finishes and fenestration arrangement of each of the terraced dwellings, their overall scale and layout is largely consistent. It is noted however that the properties to the southern side of Barracks Row are completely different and largely comprise of semi-detached red brick dwellings, set back from the front highway, with on-site front parking areas.

PROPOSED DEVELOPMENT

This application seeks planning permission to alter the size and position of the front door and windows and provide a parking area/hardstanding to the rear of the property.

The existing façade of the dwelling comprises a 'central' entrance door with a window either side, at ground and at first floor. The proposed façade of the dwelling is now proposed to have an entrance door to the left side, with a window above, and a window to the right, with another window above. Both the ground floor window and the two first floor windows would be slightly larger in size. Given the recent permission for a two-storey extension, the proposed works also seek to carry out changes to the internal layout of the property (which would not require planning permission) and the proposed siting of the door and windows, as noted above, would be better suited to these internal modifications.

The works to the rear would include the provision of a parking area. This would be provided at the end of the rear garden. It would measure almost the full width of the garden and approximately 5m in length. It would be laid in hardstanding and enclosed via the installation of a vehicular gate.

Other works would include the levelling of the rear garden to provide a lower patio and higher patio area. The lower patio area would be retained by a low retaining wall 0.6m in height. Given the gentle sloping on-site levels and low retaining wall, this part of the development would not require planning permission and will therefore not be considered under the assessment of this application.

PLANNING HISTORY

The following planning history is relevant to this site:

P/25/0212 – Two-storey rear extension with profiling of rear garden and alterations – Approved: 22nd September 2025

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining occupiers. No letters of objection were 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

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed alterations to the front and rear of the property would result in acceptable form of development with regards to their impact upon the character and appearance of the property and the wider street scene. The impact upon residential amenity and ecology are also important considerations.

Character and Appearance

The façade of the existing dwelling would be prominently altered by virtue of the proposed works, which would include the provision of new window and door openings, new larger windows and door, and their re-positioning on the front elevation. Whilst it is acknowledged that this alteration would not appear subtle, it is recognised that this would amount to a sympathetic alteration which would be fitting to its surrounding existing context. Indeed, the doors and windows, at the scale and positions proposed, would result in a façade which is more appropriately balanced. Furthermore, it would reflect the fenestration arrangements of many other terraced dwellings along the northern side of Barrack Row. Thus, the proposed modifications to the front façade would be considered acceptable in this instance.

With regards to the proposed parking area within the rear garden, these works would also be considered acceptable. Whilst it is acknowledged that some of the rear garden would be lost to accommodate vehicles, it should be noted that some adequate garden space would still be retained to serve the dwelling, including the provision of a flat and more useable patio area (which is proposed immediately adjacent to the proposed two-storey rear extension). Furthermore, it is also recognised that on-site parking is commonly found to the rear of these terraced properties, in the form of a hardstanding area and/or garages. Thus, this form of development would appear compatible with the rear street scene and appropriate in this instance.

The proposed development would therefore not be considered to detract from the character or appearance of the existing dwelling or the wider area and would accord with LDP Policy SW11.

Residential Amenity

It is noted that the application dwelling adjoins the boundaries with 47 and 49 Barrack Row. In this instance however, having taken account of the works proposed, the frequent form of development along the street and the relationship with these adjoining properties, the proposed alterations to the windows and doors on the dwellings frontage and the provision of a hardstanding area within the rear garden, would not be considered have any adverse impact on the privacy and/or amenities of these neighbouring occupiers. As such, the proposed development would be considered to 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. Given that the works are proposed on a residential property, where many developments can be undertaken without planning permission, the request for a PRA would be considered unreasonable in this instance. However, it is noted that a bug hotel, wildflower area, as well as a bird and bat box would be provided, as indicated on the proposed plans. These enhancement works would be in line with the Environment (Wales) Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' and would therefore be welcomed.

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 (as mentioned above) 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 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 Plans, Drwg No. Barracks Row 48 FP 01C, received: 8th October 2025

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

3. Prior to the construction of the proposed parking area/hardstanding, the materials to be used in the construction of the external surfaces of the parking area/hardstanding shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - In the interest of highway safety and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. Prior to the construction of the parking area/hardstanding hereby approved, a plan indicating the positions, height, design, materials and type of boundary treatment, including any gates, to be erected shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.

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

5. Prior to the beneficial use of the rear parking area/hardstanding, hereby approved, the enhancement measures proposed, as annotated in the submitted plans (Proposed Plans, Drwg No. Barracks Row 48 FP 01C received on 8th October 2025), 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

DATE: 26.11.2025