

DELEGATED REPORT

Application No:	P/25/0310
Site Address:	2 Penydarren Gardens Merthyr Tydfil CF47 8RJ
Development:	First floor side extension above garage and sin gel storey rear extension
Case Officer:	Marlene Ferreira
Site Visit:	4th December 2025
Application Expiry Date:	12th January 2026
Consultation reply date expired:	17th December 2025

APPLICATION SITE

The application site relates to a detached dwelling, 2 Penydarren Gardens, located in the Park area, north of the town centre. The dwelling sits within a relatively spacious plot and is served by large rear, side and front garden areas.

On-site parking provision is also provided by means of an existing front driveway and attached garage to the side of the property.

The dwelling lies within a cul-de-sac street with other detached dwellings of a similar scale and design, many of which have been extended to the side and/or rear.

PROPOSED DEVELOPMENT

This application seeks planning permission to demolish part of the extension to the rear of the garage and construct a first floor extension to the side of the dwelling, single storey extension to the rear of the dwelling, and a porch extension to the front of the dwelling.

The first floor extension, which would be located above the existing garage, would measure approximately 3m wide, 7.6m deep, with a 7m ridge height. The rear extension would measure approximately 6.8m wide, 6.3m deep and 2.7m in height (3.2m including the roof lantern). The porch extension would measure approximately 2.35m wide, 1.35m deep with a 2.95m ridge height.

Combined, the proposed extensions, which would be finished with slate roof tiles (a rubber flat roof to rear extension), brickwork elevations and UPVc windows, would provide a large kitchen/dining area and a spacious entrance way at ground floor and two enlarged first floor bedrooms (each to be served with en-suite) at first floor.

PLANNING HISTORY

The Council's records do not indicate any other planning history for this site.

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. One letter of support has been received. The letter states '*...we have no objection to the plans..*'

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

Character and Appearance

With regards to the proposed first floor extension, this would be sited to the side of the property, above the existing garage, as mentioned earlier. It would be flush with the front elevation of the garage, which is flush with the front facade of the dwelling. Furthermore, the extension would meet the ridge height of the original dwelling. Generally, in accordance with the SPG, such extensions are required to be set down from the dwellings main roof height and set back from the dwelling's primary elevation. In this instance however, given that the extension would need to be supported by the foundations of the garage, a set back from the front elevation would potentially result in the need to demolish the garage completely and rebuild a two-storey side extension. Furthermore, given that the dwelling sits within a street where other similar extensions are already existing, the first-floor extension would not appear inappropriate in this context. Thus, whilst it is acknowledged that a first-floor extension which is 'set down and set back' would appear more sympathetic and subservient to the existing dwelling, the first floor extension hereby proposed, which would be finished in matching materials and finishes, would be considered acceptable in this instance.

The rear extension and front porch extension are also considered acceptable alterations. The rear extension is a flat roof addition which would remain largely screened when viewing the dwelling within the front street scene. Furthermore, its overall scale and material finishes would appear sympathetic to the appearance of the dwelling. The front porch extension, although a prominent alteration to the dwellings' front facade, would amount to a small scale addition, which would frame the entrance into the property and add interest to the dwelling's primary elevation.

The proposal would therefore amount to an appropriate form of development within this context and would not be considered to detract from the character or appearance of the existing dwelling or wider street scene. As such, it would accord with LDP Policy SW11.

Residential Amenity

The existing dwelling is sited between 1 Penydarren Gardens, located to the southwest, and 3 Penydarren Gardens, located to the northeast, and these are the neighbouring properties most likely to be impacted by this proposal.

Whilst it is noted that the application property also adjoins the boundary with the Bowling Club and 2 Asleigh Grove to the rear (northwest), the property's rear garden boundary is enclosed by trees and other mature vegetation, which would serve to screen the proposed development from the properties to the rear. Certainly, the proposed rear extension would not have any adverse impact upon these occupiers.

With regards to 3 Penydarren Gardens, it is noted that the proposed first floor extension, which would extend to the full depth of the original dwelling, would sit approximately 0.8m from the dividing boundary and it is therefore recognised that this would have a close relationship with this neighbouring dwelling. However, it should also be noted that the first-floor extension would run adjacent to the side elevation of the existing garage located to the side of this neighbouring property (at ground floor) and the side gable elevation of this neighbouring dwelling (at first floor), both of which are set back from the dividing boundary line. Thus, it would sit adjacent to existing built development on this neighbouring plot and would therefore not be considered to have any significant overbearing impact upon this neighbouring property. Indeed, similar relationships are already prevalent within the street. Whilst it is acknowledged that there would be some loss of light to the side facing windows serving their garage, this would not be affecting a habitable room and as such, would not

be deemed significantly harmful to these occupiers. Furthermore, the first-floor extension would not be served by any side facing windows and would prevent any direct overlooking into the rear garden of this neighbouring dwelling.

With regards to the rear extension and front porch extension, given their single storey height, overall scale and distance from the dividing boundaries, they would not be considered to give rise to any significant overbearing, loss of light or loss of privacy to the neighbouring properties either side (1 Penydarren Gardens and 3 Penydarren Gardens).

The relationship between the proposed extensions and the existing adjoining properties would be considered acceptable and as such, 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. 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, enhancement works in line with the Environment (Wales) Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' would be requested by a suitably worded condition, which could 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, as referred to 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 Elevations, received: 17th November 2025;
- Proposed Floor Plans, received: 17th November 2025.

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

3. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, to include 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.

RECOMMENDATION ENDORSED – *G. Davies*
pp. Director of Neighbourhood Services

DATE: 24th December 2025