

DELEGATED REPORT

Application No:	P/25/0105
Site Address:	Cambrian House Bethesda Street Merthyr Tydfil CF47 8LN
Development:	Create new access to first floor flat through rear roof of the building
Case Officer:	Kate Glover
Site Visit:	7th May 2025
Application Expiry Date:	5th June 2025
Consultation reply date expired:	7th May 2025

APPLICATION SITE

This application site relates to a two-storey building, located within Morgantown Conservation Area. The building has a traditional and historic character and appearance, and the external materials include a slate roof and rendered elevations.

The building is the last property along Bethesda Street and its west elevation, is attached to Vulcan House, which is a Listed Building (Grade II). To the east of the application building is an area of amenity grass.

The site is located close to the Bethesda Street and A4054 interchange and due to the open nature of this part of Merthyr Tydfil, the application building and nearby Listed Building are clearly visible from a number of viewpoints within the public realm.

The site also lies within the Settlement Boundary as designated within the Local Development Plan.

PROPOSED DEVELOPMENT

This application seeks planning permission to create a patio area at the rear of the property, create an opening into the rear roof pitch to allow access from the flat roof into the first floor of the property and install safety fence/balustrade around the edge of a section of the flat roof and adjacent to the proposed entrance into the rear roof pitch. Engineering works at the rear of the property were also observed during the site visit.

Details of biodiversity enhancement have been provided, and a bat box and sparrow terrace would be positioned under the eaves on the south-east elevation of the property.

PLANNING HISTORY

There is no relevant planning history to take into consideration.

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties, and a site notice was displayed within the vicinity of the site

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 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) (PPW12).

Technical Advice Note 24: The Historic Environment

Technical Advice Note 12: Design

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

- Policy SW4 – Settlement boundaries
- Policy SW11 – Sustainable design and Placemaking
- Policy CW1 – Historic Environment
- Policy EnW1 – Nature Conservation and Ecosystem Resilience
- Policy 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, July 2013
- Note 5 – Nature and Conservation, May 2015

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed changes to the land at the rear of the building and alterations to the roof would be the principle of development, impact upon the character and appearance of the premises, the conservation area and adjacent Listed Building. Impact on residential amenity and ecology are also important considerations.

The application site lies within the settlement boundary – Primary Growth Areas. New development in such areas is supported by LDP Policy SW4 provided the development complies with other relevant planning policies.

The proposed development, as described above, seeks to provide a patio area at the rear of the property and pedestrian access directly into the rear roof slope of the premises. There are limited views of the rear of the property from public view points around the premises.

The scale and nature of the development would not result in significant harm to the character and appearance of the property, nor would it adversely affect the character and setting of the adjacent Listed Building, the existing street scene or wider conservation area.

The plans include the incorporation of a 1.9m high glazed screen which would be positioned on the roof of the property. Provided that this screen is fitted with obscure glazing views into the neighbouring properties would be restricted and a condition requiring the use of obscure glazing can be incorporated into any planning permission.

It is also noted that, no representations were received following the publicity exercise.

Given the modest nature of the proposed works to the roof of the premises, further information on the development and potential impact on protected species is not required.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Likewise, given the nature of development, this would not be deemed a reasonable requirement in this instance. Notwithstanding this, ecological enhancements would be requested and controlled by condition, which would provide additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

As noted above, engineering works have taken place on site and the application is not support with the details of the works or provision of retaining features which may be required in relation to the proposal. To ensure that the retaining features are appropriately constructed a condition can be imposed to ensure that any retaining features over 1m high, engineering details must be submitted to and approved in writing by the local planning authority.

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.

Having regard to the policy context above, the proposal is considered to be acceptable and the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

1. The development shall be carried out in accordance with the following approved plans and document:

Drawing Title: Proposed Plans, Drawing No: TG-03, Rev A, Received on 10 April 2025.

Drawing Title: Proposed Elevations, Drawing No: TG-04, Rev A, Received on 10 April 2025.

Drawing Title: Sections, Drawing No: TG-05, Rev A, Received on 10 April 2025.

Drawing Title: Site Plans, Drawing No: TG-06, Rev A, Received on 10 April 2025.

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

2. **Before the development hereby permitted is brought into use**, the 1.9m high glazed screen which is located to the west of the entrance into the rear roof pitch, shall be fitted with obscured glazing and shall be permanently retained as such thereafter.

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

3. **Before the development hereby permitted is brought into use**, details including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height shall be 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.

4. **Before the development hereby permitted is brought into use**, 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 County Borough Council 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: 28.05.2025