

DELEGATED REPORT

Application No: P/23/0101

Site Address: Cranford
Caerphilly Road
Treharris
CF46 5DL

Development: Single storey rear extension

Case Officer: Nia Chard

Application Expiry Date: 22nd June 2023

Consultation reply date expired: 24th May 2023

APPLICATION SITE

The application relates to a large detached bungalow with generous curtilage located in a mainly residential area. The site is bounded by highways to the front and rear, other residential dwellings, garages and land. The profile of the site is steeply sloping with the dwelling occupying an elevated position above the highway to the north but a much lower position than the highway to the south.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey side extension which would replace an existing conservatory. The extension would be 3.4m in width, 4.3m in depth and would have an eaves height of 2.45m with a pitched roof with a ridge height of 4.17m. The extension would feature a window on the front elevation, the eastern side elevation would be mainly glazing with a door, and a large window and a rooflight is proposed to the rear elevation. All materials would match the existing dwelling.

PLANNING HISTORY

P/12/0019 Raise the height of the dwelling's roof and erect a first floor gable extension to rear elevation
Granted subject to conditions on 11 April 2012

CONSULTATION

None undertaken.

PUBLICITY

In accordance with the Town & 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

Local Planning Policies

Policy SW11: Sustainable design and place making of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The proposed side extension is of an acceptable design and appropriate scale within this context, it would not represent an incongruous addition to the property or wider area. In addition, it would be finished in materials that match the existing dwelling. Thus, the proposal would appear as a proportionate and sympathetic development which would not detract from the character and appearance of the dwelling itself or indeed the area in general and accordingly would comply with Policy SW11 of the LDP.

Similarly, it is not considered that the proposed extension would impinge upon the residential amenities of the surrounding occupiers. As noted above, the application site has a generous curtilage, and the extension would be very modest in scale. It is not considered that the development would result in any unacceptable levels of overlooking and loss of privacy or have an overbearing impact on the occupants of the adjoining dwellings. Furthermore, it is noted that no representations were received following the publicity exercise. Thus, the proposal is found to be acceptable in terms of residential amenity and in accord with Policy SW11 of the LDP.

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:

Proposed Plan, Drawing No. 2023-001-Carn, Received 27.4.2023

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

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: 26.05.2023

