

DELEGATED REPORT

Application No:	P/22/0214
Site Address:	10 Woodland Way Heolgerrig Merthyr Tydfil CF48 1SQ
Development:	First floor extension
Case Officer:	Rebecca Owens
Site Visit:	1st September 2022
Application Expiry Date:	7th October 2022
Consultation reply date expired:	8th September 2022

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, other dwellings on either side and a track separating it from a school to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for a first floor extension which would be erected on an existing annexe to the southern side of the dwelling. This annexe has an 'A' symmetrical roof and currently provides a first floor study which is significantly smaller than the ground floor below. This extension would extend the first floor of the annexe so it matches the ground floor footprint. Part of this is forward of the main front elevation of the property and as such the extension would be deeper than the main side elevation, projecting forward of this by 1.3m. The part of the extension in line with the side elevation would have a roof which would be the same height (7.05m) and pitch as the main roof and as such would appear as a continuation of this. The element which projects forward would be gabled off this with a lower ridge height of 6.5m. The extension would feature a window in its front elevation which would serve a bedroom while the existing rear window would serve the ensuite.

In addition to the above, the plans detail the following works:

- Solar panels would be installed on the main rear roof plane which would project above the roof surface by 0.145m.
- The driveway would be extended to the front of the property to provide two additional parking spaces directly in front of the dwelling. This area would be surfaced with concrete to match the existing drive. It would appear that no re-profiling or retaining works are required to set out this parking area.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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 11, February 2021)

Local Planning Policies

Policies SW11: Sustainable design and place making and CW1: The Historic Environment 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 application site is located within a residential street where the houses are all of a similar character and finish but with some variations in their designs. A number of these incorporate front gable features. As such, in the context of the site, the extension is generally considered to be of an acceptable design and scale, which would not harm the character of the dwelling itself or indeed the wider street scene. However, as no material finishes have been provided, it is recommended that a condition requiring these to match the dwelling is attached to any planning permission. Similarly, no concerns are raised in terms of the visual impact of the solar panels or extended driveway. Thus, the proposal is found to be acceptable in terms of its impact on visual amenities and as such would not impinge upon Urban Character Area 9 (West Merthyr, including Heolgerrig and Gellideg). The scheme is therefore in accord with Policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is noted that the extension would be erected on the southern side of the dwelling where it would be adjacent to the dwelling known as 12 Woodland Way. However, the extension would be at least 3.5m from the shared boundary with this property which is located to the south of the application site and as such it would not have an overbearing impact or give rise to any harmful overshadowing or loss of light. In addition, the only new window in the extension would be within the front elevation where it would be a sufficient distance from the properties opposite to avoid any unacceptable overlooking or loss of privacy. Similarly, with respect to the impact of the solar panels and extended driveway, no concerns are raised. Thus, having considered the above and noting that no representations were received following the publicity exercise, the proposal is found to be acceptable in terms of its impact on 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:**

CONDITIONS/REASONS:

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 Ground Floor, Drawing Number: 843.01, Amended Plan Received on 10 October 2022

Proposed Elevations, Drawing Number: 843.023, Amended Plan Received on 10 October 2022

Proposed Sections, Drawing Number: 843.04, Amended Plan Received on 10 October 2022

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

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 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:

14/10/22