

DELEGATED REPORT

Application No: P/21/0011

Site Address: 6 Barrington Street
Aberfan
Merthyr Tydfil
CF48 4QX

Development: Single storey rear extension

Case Officer: Rebecca Owens

Site Visit: 1st February 2021

Application Expiry Date: 3rd March 2021

Consultation reply date expired: 2nd February 2021

APPLICATION SITE

The application relates to a mid-terrace dwelling located in a residential area within the settlement boundary. The site is bound by a highway to the front, lane to the rear and other dwellings on either side. The rear garden is terraced with the dwelling and a patio at the lower level and the remained of the garden occupying a higher level

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension, which would be erected off the rear elevation of an existing single storey annexe. The extension would be 3.2m in width by 3m in depth and when considered in conjunction with the existing annexe would create a projection 6.38m in depth off the main rear elevation of the property. The extension would have a flat roof with a height of 2.8m. It would feature a window in its rear elevation serving a bathroom and a window in its west facing side elevation serving a utility room. The external elevations of the extension would be finished with render.

It is also noted that the submitted plans indicated that the boundary wall with 7 Barrington Street would be removed to facilitate the development.

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 adjoining properties

No letters of objection were received following this publicity exercise. However, a representation was submitted from the occupants of 7 Barrington Street raising concerns regarding the demolition of the boundary wall and possible re-siting of their garden shed.

POLICY CONTEXT

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 extension is considered to be of an acceptable design and scale. It is acknowledged that it would introduce a flat roof to the property. However, given its modest size and siting to the rear of the dwelling, where it would not be readily visible, it would not significantly harm the character of the dwelling or visual amenities of the wider area. Its render finish would also match the existing property giving it a sympathetic appearance. It is also noted that whilst modest in size, the extension would be erected off the rear elevation of an existing single storey annexe and thus would create an overall projection of over 6m. However, this is not considered to be excessive or out of proportion. As such, no concerns are raised in this respect and the proposal would accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the extension on the residential amenities of neighbouring residents. In this respect, it is noted that there are properties adjoining both side boundaries. The extension would be erected almost hard on the boundary with 7 Barrington Street. However, the extension would only project past this neighbouring property's existing two storey rear extension by 2.25m and would be just 2.8m in height. As such it would not have an overbearing impact or result in any significant loss of light or overshadowing. Similarly, no concerns are raised in this respect to 5 Barrington Street, given the extension's modest scale and distance from the shared boundary (approximately 1.5m).

Whilst there are no windows in the extension's eastern elevation (and thus there are no overlooking concerns with respect to 7 Barrington Street), it is noted that there would be a window in the western elevation which would look towards the boundary with 5 Barrington Street. This window would be sited approximately 1.5m from this shared boundary but given that it would serve a non-habitable room (utility) and is at ground floor level, it would not give rise to any harmful overlooking or loss of privacy to this property. Consequently, the proposal is found to be acceptable in terms of residential amenity and complies with Policy SW11 of the LDP.

It is noted that a representation was received from the occupants of 7 Barrington Street, whilst they were not objecting to the proposal, they have expressed concerns regarding the demolition of the boundary wall and possible re-siting of their garden shed. However, this would be a private matter between the neighbours and the applicant and is not a

material planning consideration. However, an informative can be included on any planning permission issued advising the applicant of the Party Wall Act.

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:

Drawing Title: Proposed Plans & Elevations, Drawing Number: 02025070-02 Rev. A,
Received on 6 January 2021.

Drawing Title: Site Plans, Drawing Number: 02025070-03 Rev. A, Received on 6 January 2021

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

INFORMATIVES

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property;
- or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

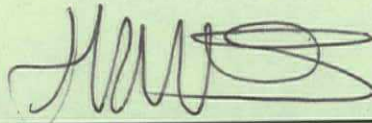
3. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

4. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

15/2/21