

DELEGATED REPORT

Application No: P/21/0186

Site Address: 2 Gwaelodygarth Close
Gurnos
Merthyr Tydfil
CF47 8DX

Development: Single storey rear extension

Case Officer: Rebecca Owens

Site Visit: 14th June 2021

Application Expiry Date: 13th July 2021

Consultation reply date expired: 16th June 2021

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area within the settlement boundaries. The site is bound by a highway to the front and dwellings to the sides and rear. The rear garden has a flat plateau adjacent to the dwelling and then slopes quite steeply down to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension. The proposed extension would span the full width of the rear elevation (9.231m), would project out at a depth of 4.9m and would have a flat roof with a height of 3m. The extension would feature 3 large roof lights and bi-folding doors in its rear elevation.

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

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 a relatively acceptable design and scale. Whilst it would feature a flat roof this would be positioned to the rear of the property and would only be single storey in height as such it would not be visible from the front street scene and would not significantly affect the overall character of the dwelling itself. It is noted that no external finishes have been provided and as such a condition is required to ensure these are in keeping with the dwelling. With the inclusion of this condition the proposal is considered to be acceptable in terms of its impact on the character and visual amenity of the dwelling and the wider area and thus it complies with Policy SW11 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 hard on the boundary with the property to the south known as 1 Gwaelodygarth Close. Whilst it is acknowledged that it would be 4.9m in depth along this boundary, given the generous rear garden sizes and the modest height of only 3m it is not considered that it would have an overbearing impact on this property or create any unacceptable overshadowing or loss of light. It is also a sufficient distance from the remaining properties adjoining the site boundaries to prevent any such harm to them. The extension would feature large, glazed doors in its rear elevation, which would look towards the rear gardens of the properties to the west. However, these properties are a significant distance away. Whilst, the doors are at ground level, given the depth of the extension and the sloping nature of the neighbour's garden at 1 Gwaelodygarth, they would allow for views across the lower section of the garden. Notwithstanding this, as no objections have been received following the publicity exercise, on balance it is not considered that the loss of privacy would be harmful enough to warrant the refusal of the application on such grounds and 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:**

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:

Drawing Title: Site Plans, Received on 18 May 2021

Drawing Title: Proposal Plans, Received on 18 May 2021

Drawing Title: Proposal Plans (second side elevations existing and proposed),
Received on 30 May 2021

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 wall 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. 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.

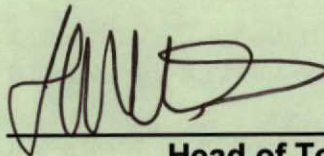
3. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

1/7/21