

DELEGATED REPORT

Application No: P/21/0298

Site Address: 37 The Hawthorns
Pant
Merthyr Tydfil
CF48 2EJ

Development: Erection of rear first floor extension

Case Officer: David James

Site Visit: 8th September 2021

Application Expiry Date: 11th October 2021

Consultation reply date expired: 13th September 2021

APPLICATION SITE

The application site relates to a detached dwelling situated within the residential development of The Hawthorns, in the settlement of Pant. The property faces in a south-easterly direction onto the shared private drive at the front. It is bound by other dwellings to either side, and a lane and undeveloped grazing land to the rear.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan 2016 – 2031.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a first floor rear extension, with associated internal and external alterations, on top of an existing single-storey extension.

The proposed extension would measure 5.7m wide, 4m deep and a maximum of 7.1m high, incorporating a hipped roof, which would be at the same height, and would attach to, the ridgeline of the main property. The extension would contain an additional bedroom and ensuite bathroom. Two windows would be inserted into its rear elevation (one of which would serve the ensuite bathroom and be fitted with obscured glazing). A roof-light would be inserted into the existing northeast facing roof plane, and an existing first floor window (serving a bathroom), would be replaced with a window in the side elevation (this would be fitted with obscured glazing). The submitted plans indicate that the finishes of the proposed additions would match the existing dwelling.

PLANNING HISTORY

P/13/0364

Erection of rear single storey extension
Granted permission 06/01/14

CONSULTATION

None undertaken.

PUBLICITY

In accordance with the Town and 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.

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.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

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 EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Policy EnW5 – Landscape Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

SPG 6 – Householder Design

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the proposed extension would be located to the rear of the dwelling, away from the street frontage. As such, it would not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from the shared drive. While it is acknowledged that the roof of the extension would be at the same height as that of the dwelling, it is considered that the extension is of an appropriate scale. Additionally, its design would complement the dwelling, and the external finishes would match those of the dwelling. As such, it is of an acceptable design and its scale would not appear out of proportion. Taking this into account, the proposal is found to be in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the application site is a generously sized residential plot, with a large rear garden area. The extension would be set back from the boundaries with the adjoining dwellings by at least 4m. This would mitigate any potential impacts in terms of overbearing, overshadowing or loss of light. It is acknowledged that this would result in some limited impact on the adjoining dwellings in terms of overlooking. However, it is not considered that the level of overlooking would be significantly greater than that which already exists from the existing rear first floor windows. Furthermore, the oblique angle of the overlooking, as well as the above mentioned set back from the shared boundaries, would further mitigate this impact.

Given the above mentioned factors, it is not considered that the proposed extension would be unacceptably overbearing, nor would it result in a harmful level of overshadowing or loss of light.

Overall, while there is some concern that the development may lead to some limited impacts, between the application property and the adjoining dwellings, having considered the above and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance 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 and documents:

TH-02 Proposed Plans & Elevations received 16th August 2021

TH-03 Site Plans received 16th August 2021

TH-05 Proposed Illustration received 16th August 2021

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

A handwritten signature in black ink, appearing to be 'J. W. B.', written over a horizontal line.

Head of Town Planning

DATE:

15/9/21