

DELEGATED REPORT

Application No: P/22/0151

Site Address: Trebanog
Tai Mawr Way
Swansea Road
Merthyr Tydfil
CF48 1LN

Development: Two Storey Rear Extension

Case Officer: Nia Chard

Application Expiry Date: 5th August 2022

Consultation reply date expired: 6th July 2022

APPLICATION SITE

This application relates to a dormer bungalow located within a predominantly residential area. The site is bounded to the east by the highway of Tai Mawr Way, residential dwellings to the north and south, and vacant land to the west. The profile of the site is such that it slopes downwards from west to east with the front garden area being elevated above the adjoining highway.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a two storey rear extension

The proposed two storey extension would be 5m in depth by 6.5m in width and would have a pitched roof with a maximum height of 5.9m. The extension would feature two first floor bedroom windows in its rear elevation and bi-fold patio doors at ground floor. A further bi-fold door is proposed to the ground floor south elevation. The external walls would be finished in render to match the existing dwelling and the roof would be covered in slate to match the main roof.

The proposed plans also indicate that a dormer would be erected to the south of the proposed two storey extension on the rear elevation. This part of the development is permitted development.

PLANNING HISTORY

P/05/0516 Two dwellings
Granted subject to conditions on 21 February 2006

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 and site notices were displayed within the vicinity of the site

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 EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG) Note No. 6 – Householder Design Guide

PLANNING CONSIDERATIONS

The main issue to consider when assessing this application relates to whether the proposed extension by virtue of its design, size and siting would have an acceptable impact on the character and appearance of the existing property. The impact of the development on the amenity of neighbouring residents is also an important consideration.

Visually, the two-storey extension would result in a relatively large addition to the dwelling. The proposed extension whilst being set down from the ridge of the main property, would also be somewhat at odds with the character and form of the existing dwelling. However, it is acknowledged that under their permitted development rights a large box dormer and a single extension measuring 4m in depth could be erected along the rear of the dwelling. The proposed development is a preferable design to that which could be erected under permitted development rights. Taking this into consideration, the development is considered, on balance, to have an acceptable impact on the character and appearance of the existing dwelling and surrounding area.

Regard has also been had to the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the greatest impact would be on the neighbouring property (Dalkeith) to the north. It is noted that the proposed extension would be erected 1.3m from the boundary line. It would extend a further 2.6 metres away from the existing dwelling. Whilst this would result in a two-storey development adjacent to the dividing boundary with this neighbouring dwelling, it would have an eaves of 4.7 metres. Given its proposed depth and height, the proposed extension would not be significantly overbearing upon these neighbouring occupiers. It is noted however that the extension would result in some loss of light to this neighbouring garden. However, this would not be deemed significantly harmful. Furthermore, no side facing windows are proposed. This would therefore prevent any direct overlooking into the private amenity area of these neighbouring occupiers. On this basis and given no objections have been received, the impact of the extension on residential amenities is found to be acceptable and the scheme would be 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 and documents:

Proposed Elevations, Drawing No. 542-L(99)104. Received 10 June 2022
Proposed Floor Plans, Drawing No. 542-L(99)103, Received 10 June 2022
Proposed Site and Location Plan, Drawing No. 542-L(90) 101, Received 10 June 2022

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.

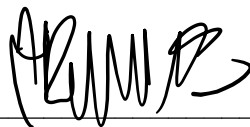
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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



Head of Town Planning

DATE:

21/7/22