

DELEGATED REPORT

Application No: P/25/0049

Site Address: 19 Muriel Terrace
Dowlais
Merthyr Tydfil
CF48 3PB

Development: Single storey extension to rear

Case Officer: Rebecca Owens

Site Visit: 12th March 2025

Application Expiry Date: 23rd April 2025

Consultation reply date expired: 19th March 2025

APPLICATION SITE

The application relates to a mid-terraced dwelling located in a mainly residential area within the settlement boundary. It is bound by a highway to the front, lane to the rear and other dwellings on either side. The rear garden is currently profiled with the dwelling occupying the lowest level and two terraces.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of an 'L' shaped single storey extension that would wrap around the side and rear elevations of an existing two storey rear annexe. The proposed extension would project off the rear elevation of this annexe by 3.06m and off the side elevation by 1.54m, with a maximum depth of 5.97m from the main rear elevation and a maximum width of 4.64m. The roof of the extension would have a ridge height of 3.55m and would feature roof lights in its two planes. There would also be a door and window in the rear elevation.

A roof light is also proposed in the rear roof plane of the existing annexe to compensate for the loss of the first floor window as a result of the roof of the proposed extension.

In addition, to allow for the extension, part of the higher garden level would need to be removed and a new retaining wall erected.

PLANNING HISTORY

There is no recent planning history which needs to be considered 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 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 12, February 2024)

Local Planning Policies

Policy SW11: Sustainable design 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 which would not harm the character of the property. However, it is noted that no material finishes have been provided and as such it is recommended that this is controlled by condition to ensure that they are sympathetic and appropriate. In addition, it is noted that there are various additions visible within the rear streetscene of the application site. These include both two storey and single storey annexe of varying designs and scales. Within this context, the proposed extension would not appear incongruous or have any harmful impact on visual amenities. As such the extension is deemed to be in accordance with Policy SW11 of the LDP.

Regards has also been had for the impact of the extension on the residential amenities of the neighbouring occupant. In this respect it is noted that the application site is bound on either side by other dwellings. The property to the north west known as 20 Muriel Terraced features a two storey rear annexe which is erected hard on the boundary and which projects past the rear elevation of the two storey annexe of the application site. Thus whilst the proposal would extend development along the boundary with the addition of the single storey extension, it is not considered that it would have an overbearing impact on this neighbouring property or indeed result in any harmful overshadowing or loss of

light. The property to the south east known as 19 A Muriel Terrace has a single storey annexe erected along the boundary line with the application site. Thus whilst the proposed extension would project out 5.97m along the boundary line, it would not have an overbearing impact and again no concerns are raised with respect to loss of light or overshadowing. Furthermore, given that the extension would only feature ground floor windows in its rear elevation and roof lights, there would not be any overlooking or loss of privacy to the neighbouring occupiers on either side or to the rear. Having regard to the above and noting that no objections were received following the publicity exercise the proposal is found to be acceptable in terms of its impact on residential amenity and this would be in accord with Policy SW11 of the LDP.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, which only includes a modest extension to the dwelling, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement would be sought and secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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 and Elevations, Drawing Number: MT-02 Rev. A, Received 26 February 2025.

Drawing Title: Site Plans and Illustrations, Drawing Number: MT-03 Rev. A, Received 26 February 2025.

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

3. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

4. 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.

5. **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. 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.

2. 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.

3. 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

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DATE: 28.03.2025