

DELEGATED REPORT

Application No: P/21/0022

Site Address: 4 Walters Terrace
Aberfan
Merthyr Tydfil
CF48 4NU

Development: Single storey rear extension

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 19th March 2021

Consultation reply date expired: 16th February 2021

APPLICATION SITE

The application site relates to a mid-terraced dwelling, 4 Walters Terrace, in Aberfan. The dwelling benefits from a rear two storey projection and a dormer loft extension. The property has a small enclosed front courtyard. At the rear, the dwelling is served by a courtyard area and an elevated garden area, set over varying ground levels. A garage extension adjoins the rear lane which runs along the back of these properties. The property is served by on-street parking to the front, along Aberfan Road, and to the rear, via the existing garage.

The property lies in a street of similar terraced dwellings, some of which, including the application site, have rear two storey and single storey projections.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to demolish the existing outside WC and construct a single storey 'L' shaped rear extension.

The extension would provide a larger kitchen/dining area and WC, and would measure 1.95 metres wide, 6.2 metres deep, with a 3.8 metre ridge height. The extension would be finished with concrete roof tiles, rendered elevations and UPVc windows.

PLANNING HISTORY

P/06/0458 - Erection of garage (attached to existing shed) and alterations to roof of existing shed – Approved: 24th November 2006

P/08/0418 -Erection of rear dormer window and conversion of loft – Approved: 17th December 2008

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to nearby occupiers. No letters of representation have been received as a result of this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extension would be acceptable with regards to its impact upon the character and appearance of the dwelling and the wider street scene, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed extension, as a result of its siting at the rear of the property, its single storey height and its modest scale, would amount to a discrete and sympathetic addition to the dwelling. It would run alongside an existing single storey extension at the neighbouring dwelling to the north (5 Walters Terrace) and the existing two-storey projection at the

application dwelling. Whilst it would project further than this neighbouring extension, to accommodate the new WC, there is already an outside WC extension which would be demolished to accommodate this proposal. Its external materials would also match those that already exist on the property. Thus, the proposal would result in a proportionate form of development which would appear in context with the appearance of the rear street scene, which as discussed above, is made up of single storey and two storey rear extensions. As such, it would not detract from the character or appearance of the dwelling or wider street scene and would therefore accord with LDP Policy SW11.

Residential Amenity

The extension would be sited adjacent to the neighbouring dwellings, 5 Walters Terrace, located to the north and 3 Walters Terrace, located to the south.

In respect of 5 Walters Terrace, the proposed extension would be sited immediately adjacent to the dividing boundary with this neighbouring dwelling. It would have a 6.2 metre depth, however, its ridge height would measure less than 4 metres. In addition, it would run alongside the existing rear extension at this neighbouring dwelling. As such, it would not be considered to result in an overbearing form of development or cause any significant loss of light or privacy to these neighbouring occupiers. Furthermore, it should be noted that no letters of representation have been received in respect of this proposed development. The relationship between the proposed extension and these neighbouring occupiers would therefore be considered acceptable and comply with LDP Policy SW11.

With regards to 3 Walters Terrace, it should be noted that the proposed extension would be screened from this neighbouring dwelling by the existing two storey rear projection at the application site and as such would not have an overbearing impact or give rise to loss of light or privacy to these adjacent occupiers. The relationship between the proposed extension and this neighbouring property would therefore be acceptable and would comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide an extended kitchen/dining area with WC, and as such, would not increase the demand for on-site or on-street parking. Thus, the proposal would not have any detrimental impact upon on-street parking provision or highway safety and would comply with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, 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 single storey extension at 4 Walters Terrace, Aberfan, received: 22nd January 2021.

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

INFORMATIVES

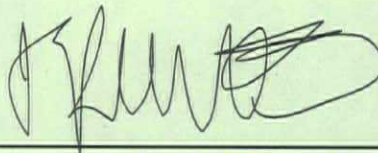
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

2. 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:

12/03/21