

DELEGATED REPORT

Application No: P/22/0047

Site Address: 21 Edward Street
Treharris
CF46 5LF

Development: Demolition of existing single storey rear extension and erection of two storey rear extension

Case Officer: David James

Site Visit: 25th February 2022

Application Expiry Date: 21st April 2022

Consultation reply date expired: 17th March 2022

APPLICATION SITE

The application site relates to an mid-terraced dwelling situated within the residential area of Treharris, and within the Treharris Conservation Area. The property faces in a southerly direction onto the highway to the front and is bound by other dwellings to either side and 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 planning permission for the construction of a two-storey extension, with associated internal and external alterations, on the rear elevation of the dwelling. The proposed extension would replace an existing single-storey extension of similar width and depth. The rear garden area is at a higher level than the dwelling.

The proposed extension would measure 5.2m wide, 3.3m deep and a maximum of 7m high, incorporating pitched roof. On the ground floor, the extension would accommodate a kitchen/diner. At first floor level, the extension would provide an additional bedroom. It would have two windows and a door in its rear elevation at ground floor level, and two windows at first floor level. The agent for the application has confirmed that the external finishes of the extension (walls, roof, door and windows) would match those of the dwelling.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

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 a notice was displayed in 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 CW1 – Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental 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, the wider street scene, as well as that of the Treharris Conservation Area. The impact on the amenity of neighbouring residents is also an important consideration.

It is noted that there are a number of examples of rear additions visible in the rear street scene which vary in their scale and appearance (including examples which are similar in scale and design to that proposed). In terms of visual amenity, the 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 highway. Whilst it would extend almost the entire width of the property, its scale would not appear out of proportion with the main dwelling.

It is considered to be of an acceptable design (being typical of a two-storey extension on a terraced dwelling). Its roof design would be complementary to that of the dwelling, and would be set below the ridge-line of the dwelling's roof. Furthermore, the external finishing materials would match the existing dwelling. Taking these factors into account it is not considered that the extension would have an adverse impact on the appearance of the dwelling, the wider street scene, or the Treharris Conservation Area. In this respect, the proposal is found to be in accord with policies SW11 and CW1 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 extension would result in a two-storey development, with a depth of 3.3m, in close proximity to the shared boundaries with 20 and 22 Edward Street. However, number 20 has a single-storey extension on its rear elevation, which the proposed extension would not project beyond. This would somewhat mitigate the impact of the proposal, in terms of overbearing, overshadowing and loss of light impacts, on this adjoining dwelling.

While number 22 has no rear extension, given the limited length of the proposed extension, it is not considered that the impacts on number 22, in terms of overbearing, overshadowing and loss of light, would be to a harmful degree.

The gardens along this part of Edward Street have a northerly aspect. As such, taking account of the position of the proposed extension in relation to the neighbouring dwellings, it is acknowledged that the development would result in some limited overshadowing and loss of light to the rear gardens, during part of the day. However, given the above mentioned factors, it is not considered that it would result in a harmful level of overshadowing or loss of light.

The greatest impact arising from this scheme would be the potential overlooking impact from the proposed extension. In this respect, it is noted that the proposed extension would include two windows in its rear elevation at first floor level. However, no windows are proposed in the side elevations of the extension. Given the nature of the rear gardens of terraced properties, it is acknowledged that a significant degree of overlooking between the properties would already occur. As such, it is not considered that the proposed extension would significantly increase the degree of overlooking that already occurs from the existing rear windows of the application site. Therefore, the proposal would not result in a harmful level of overlooking.

The distance between the rear elevation of the proposed extension and the rear elevations of the properties situated along John Street, to the rear, is at least 28m. As such, and given the expected degree of overlooking between adjacent terraced properties, it is not considered that the scheme would not result in an unacceptable impact on the residential amenity of these properties, in terms of loss of privacy.

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 policies SW11 and CW1 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:

hdw/ph/dj.01 (Existing and Proposed Floor Plans and Elevations) received 24th February 2022

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

3. **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. 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: 30/3/22