

DELEGATED REPORT

Application No: P/20/0128

Site Address: 54 Penn Street
Treharris
CF46 5HL

Development: Two storey rear extension (with basement storage area)

Case Officer: Rebecca Owens

Application Expiry Date: 13th August 2020

Consultation reply date expired: 17th July 2020

APPLICATION SITE

The application relates to a mid-terrace dwelling located in a mainly residential area within the settlement boundary. It is also located within the Treharris Conservation Area. It is bounded by a highway to the front and other dwellings to the sides and rear. The rear garden of the property is at a lower level than the ground floor and the rear gardens slopes down to south-east.

PROPOSED DEVELOPMENT

Full planning permission is sought for the demolition of an existing single storey annexe and for the erection of a two storey rear extension with a basement storage area. The proposed extension would be 4m in depth by 5.2m in width and would have a pitched roof with a ridge height of 8.6m. Its rear elevation would feature two first floor windows (serving bedrooms) a window and door at ground floor level (serving a utility room and kitchen respectively) and painted timber doors at basement level (providing access to the undercroft store). The roof of the extension would be covered with interlocking, profiled, concrete tiles to match the main roof of the dwelling and the external walls would be finished with fined down render to match the existing dwelling.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration 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 and a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

Policies SW11: Sustainable design and place making and CW1: The Historic Environment 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 be in proportion with the dwelling and finished to match. Thus despite two storey extensions being scarce within the rear streetscene of this terrace block, it is not considered that the extension would appear incongruous or adversely impact on the character and visual amenities of the dwelling itself or indeed the character and setting of the wider conservation area. As such it 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 surrounding occupants. In this respect it is noted that the extension would be erected hard on the boundary with 53 Penn Street and in close proximity to the boundary with 55 Penn Street. However, both of these properties have existing single storey rear annexes and the proposed two storey extension would not project out any further than these. As such it would not have an overbearing impact. In addition, whilst it would result in some overshadowing and thus loss of light, given its modest depth of 4m, it is not considered that this would be to an unacceptable degree. Finally, it is noted that the proposal would introduce first floor windows to the property. However, these would not result in any significantly greater overlooking to the rear gardens of the adjoining dwellings on either side or indeed to the rear gardens or windows of the properties to the south-east of the site, as these are at a significantly lower level than the dwelling subject to this application. In this respect it is noted that no representations were received following the publicity exercise. The scheme is therefore 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:**

CONDITIONS/REASONS:

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 Number: 02, Amended Plan Received on 30 July 2020.

Proposed floor plans, Drawing Number: 03, Received on 18 June 2020.

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

INFORMATIVES

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. 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.

3. 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.

4. 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:

4/8/20