

DELEGATED REPORT

Application No:	P/22/0049
Site Address:	33 River Avenue Trelewis Treharris Merthyr Tydfil CF46 6EF
Development:	Erection of rear single-storey extension
Case Officer:	David James
Site Visit:	23rd March 2022
Application Expiry Date:	25th April 2022
Consultation reply date expired:	22nd March 2022

APPLICATION SITE

The application site relates to a semi-detached dwelling situated within a new residential development in Trelewis. The property faces northeast onto the highway. It is bound by other dwellings to either side and to the rear.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a single-storey rear extension with associated internal and external alterations.

The proposed extension would measure 6.9m wide, a maximum of 3m deep and a maximum of 3.5m high, incorporating a main pitched roof element (with eaves at a height of 2.4m), and an ancillary flat-roofed element (measuring 2.3m high). It would accommodate an extended kitchen/diner and a utility room, and would project beyond the southeast side elevation of the dwelling by 1.4m (this would be the flat-roofed element of the extension, containing the utility room).

The extension would have bi-folding doors and a window in its rear elevation, a door and window in its southeast elevation, and a window in its northeast elevation. It would have four roof-lights, two in each plane of its pitched roof. The roof of the extension would be tiled, and the walls would be brickwork. These materials would match the dwelling. The doors and windows would be grey upvc, while the windows of the dwelling are white upvc.

PLANNING HISTORY

There is no recent planning history relating to the application site.

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.

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

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 and wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the proposed extension would be located to the rear of the dwelling, away from the street frontage. As such, it would (in the main) 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. The flat-roofed element of the extension would project beyond the side elevation of the dwelling. However, given its low height, roof design and modest size, it is not considered that this would have any harmful impact on visual amenity. Additionally, the extension is considered to be of an acceptable design and its scale would not appear out of proportion with the main dwelling. The submitted plans indicate that the external finishing materials of the extension would mainly match the dwelling. Taking this in account, the proposal accords with Policy SW11 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 development in close proximity to the shared boundary with 32 River Avenue, for a depth of 2.6m, with a maximum height of 3.6m and an eaves height of 2.4m. It is acknowledged that this could result in a degree of overbearing and loss of light to number 32. However, given the limited depth of the extension, and its pitched roof, which would slope away from number 32, this impact would be somewhat mitigated. As such, it is not considered that the proposal would result in a harmful degree of overbearing impact or loss of light to this adjoining dwelling.

Given the single-storey nature of the development, its pitched and flat roof, and the relatively high boundary fence between the properties, it is not considered that it would have a harmful impact on number 32, in terms of overlooking or loss of privacy.

The extension would be set-back from the shared boundary with 34 River Avenue by approximately 1.2m, with the flat-roofed element being closest to number 34. Given this set-back, along with the limited height and pitched roof of the extension, it is not considered that the proposal would result in a harmful degree of overbearing impact or loss of light to number 34.

It is also acknowledged that the proposed extension would have a door and window in its southeast side elevation, facing toward number 34. However, given its single-storey nature and the relatively high boundary fences between the dwellings, it is not considered that this would result in a harmful impact in terms of overlooking or loss of privacy.

Finally, the distance between the rear elevation of the proposed extension and the rear boundaries of the dwellings at Pandy View, would be approximately 16m. As such, the proposal would not have any harmful impact on the dwellings at Pandy View in terms of loss of light, loss of privacy or overbearing impact.

Overall, while there is some concern that the development may lead to some limited impacts, between the application property and the adjoining dwelling, 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 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:

A104 Proposed Site Plan received on 28th February 2022

A105 Proposed Plans & Elevations received on 4th April 2022

A106 Visuals received on 28th February 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:

5/4/22