

DELEGATED REPORT

Application No: P/23/0217

Site Address: Awelfryn
Cloth Hall Lane
Cefn Coed
Merthyr Tydfil
CF48 2NT

Development: Single storey rear extension and other alterations

Case Officer: Marlene Ferreira

Site Visit: 8th December 2023

Application Expiry Date: 16th November 2023

Consultation reply date expired: 12th October 2023

APPLICATION SITE

The application site relates to a detached dormer bungalow located on a relatively large plot, off Cloth Hall Lane, in Cefn Coed. It is served by a detached garage and driveway area to the front and side of the property. The dwelling, like many others in the immediate vicinity, has been extended by means of two single storey rear additions. An outbuilding has also been constructed in the rear garden.

The dwelling lies in an area surrounded by residential properties of varying design and types, from large two storey detached properties, bungalows and even small scale terraced dwellings.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing rear extensions comprising a conservatory and utility area and construct a larger single storey extension.

The contemporary extension, would feature a triangular rear projection and triangular roof design, and would have a maximum width of 10.4 metres, a maximum depth of 5.8 metres and a maximum height of 4.44 metres. It seeks to provide a large kitchen/dining/living area and a utility room. Part of the roof of the extension would provide a covered walkway area between the house and the garage, to allow for the provision of a side external covered access into the rear garden. The extension would be finished with timber clad elevations and a green/sedum roof.

It is noted that the plans include alterations to the finishes of the front roof dormer and the southern gable side elevation of the property, from a render finish to a timber clad finish. These alterations however would not require planning permission and as such, have not been considered under the assessment of this application.

PLANNING HISTORY

The following planning history is relevant to this site:

P/06/0223 – Erect front dormer – 23rd June 2006

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the nearby properties. No letters of representation were received following 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, in terms of its siting, scale and design, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the wider street scene. The impact upon residential amenity is also an important consideration.

Character and Appearance

The proposed extension would be located to the rear of the property and would not be viewed within the street scene. Thus, it would not have an adverse impact on the character and appearance of the street scene or the wider area. Whilst it is noted the extension would be of a contemporary design and be finished in timber cladding and a

green/sedum roof, it should be noted that this is a single storey addition, and as such, would not dominate or detract from the character and appearance of the existing bungalow property. Instead, its design and appearance would add transparency between the original dormer bungalow and this later addition. Indeed, as briefly noted above, the property sits in an area surrounded by dwellings of various types and designs. As such, the proposal would be considered an acceptable form of development within this context and would therefore accord with LDP Policy SW11.

Residential Amenity

The proposed extension would sit amongst the neighbouring adjoining properties, Holford House to the north and Chelford to the south. These are the neighbouring dwellings most likely to be impacted by this proposal. The proposed extension however is a single storey addition, with a maximum roof height of 4.44 metres, which would be located away from the dividing boundary with the property to the north and the property to the south. Thus, the proposal would not result in an overbearing form of development or cause any significant loss of light to these neighbouring properties. Whilst a new side facing window is proposed to the northern side elevation, this ground floor window would be largely screened from the neighbouring property by the existing dividing boundary wall with hedgerow above, and as such, would not result in any loss of privacy to garden area serving these neighbouring occupiers. The relationship between the proposed extension and these neighbouring properties would therefore be considered acceptable and would accord with LDP Policy SW11.

CONCLUSION

The proposed development, for the reasons discussed above, would be acceptable and should therefore be approved.

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.

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 no: 812.009 Proposed ground floor plans, received: 29th November 2023;
- Drawing no: 812.010 Proposed first floor plans, received: 29th November 2023;
- Drawing no: 812.011 Proposed elevations, received: 29th November 2023;
- drawing no: 812.012 Proposed elevations & sections, received: 29th November 2023.

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.

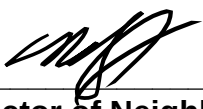
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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


Director of Neighbourhood Services

DATE: 01.12.2023