

DELEGATED REPORT

Application No: P/21/0233

Site Address: 26 Webster Street
Treharris
CF46 5HP

Development: Two storey rear extension and associated retaining works

Case Officer: Rebecca Owens

Site Visit: 15th July 2021

Application Expiry Date: 24th August 2021

Consultation reply date expired: 27th July 2021

APPLICATION SITE

The application relates to a mid-terrace dwelling located in a mainly residential area within the settlement boundary. The site also lies within the Treharris Conservation Area. It is bound by a highway to the front, lane to the rear and other dwellings on either side. The rear lane occupies a substantially higher level than the dwelling itself with a raised rear garden.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a two storey rear extension. The proposed extension would be 3.61m in depth by 5.25m in width and would have a pitched roof with a ridge height of 6.8m. The rear elevation would feature two first floor windows serving a bedroom and bathroom and at ground floor level there would be a further window and French doors serving a kitchen. The roof of the extension would be covered with concrete tiles to match the main roof and the external walls would be finished with sand cement render.

Given the profile of the rear garden, a retaining wall is proposed 0.95m off the rear elevation of the above extension with steps to the upper garden level located within it.

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 the neighbouring properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

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

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

Policies SW11: Sustainable design and place making and CW1: 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

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. The proposed two storey extension is considered to be of an acceptable design and sympathetic scale which would be in keeping with the proportions of the dwelling and which would not appear incongruous within the rear street scene. As such it would not harm the character or visual amenities of the dwelling itself or the wider street area which forms part of the Treharris Conservation Area. It would therefore be in accord with Policies SW11 and CW1 of the LDP and the aforementioned SPG.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring properties. In this respect it is noted that the proposed extension would be erected in close proximity to the dwellings on either side. 27 Webster Street has an existing single storey rear annexe, alongside which, the proposed extension would be erected. As such it is not deemed that the extension would have an overbearing impact on this property and whilst there may be some overshadowing and loss of light to the first floor windows during part of the day, it is not considered that this would be to an unacceptable degree. Similarly, 25 Webster Street already benefits from a two storey rear annexe and consequently, the proposal would not have any significant impact on this property. It is recognised that the extension would have first floor windows which would allow for views into the neighbouring gardens. However, the level of overlooking would be typical of that found between terraced dwellings and would not be to an unacceptable degree. Thus, given the above and the lack of any representations following the publicity

exercise, the proposal is found to be acceptable in terms of residential amenity and would comply 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:

Drawing Title: Existing and proposed ~~45~~ floor plan and elevations....., Drawing Number: hdw/ph/dp.01, Received on 29 June 2021

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. 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.

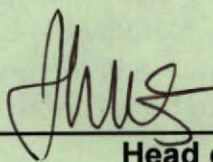
3. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

16/8/21