

DELEGATED REPORT

Application No: P/20/0292

Site Address: 23 The Hollies
Quakers Yard
Treharris
CF46 5PJ

Development: Single storey rear extension

Case Officer: Rebecca Owens

Site Visit: 7th December 2020

Application Expiry Date: 25th January 2021

Consultation reply date expired: 24th December 2020

APPLICATION SITE

The application relates to a detached bungalow within a mainly residential area in the settlement boundary. The site occupies a prominent corner plot and is bound to the front and eastern side by highways. To the west and the rear, it is bound by other dwellings. The site is elevated above the adjacent highways but the rear garden is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension. The proposed extension would be 3.935m in depth by 7.12m in width and would have a pitched roof with a ridge height of 4.7m. The extension would feature windows and French doors in its rear elevation (serving a bedroom and kitchen/dining room respectively), a window in the northern side elevation (also serving the bedroom) and a window in the southern side elevation (also serving the kitchen/dining room). The external elevations of the extension would be finished with face brickwork to match the existing walls and the roof would be covered with tiles to match the existing roof.

A new window is also proposed in the existing western elevation of the bungalow, which would serve the newly formed bedroom. However, this would not require planning permission.

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 adjoining properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

Policy SW11: Sustainable design and place making 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 proposal is considered to be of an acceptable design and scale, which would be in proportion with the existing property and represent a sympathetic addition to the dwelling. It is acknowledged that the extension would result in a western elevation that would be 14.6m in length, with no visual break to identify the extension, and that the extension roof would appear as a continuation of the main roof and thus would not be set below the main ridge. However, the western elevation would not be readily visible from public vantage points, as it would run along the flank elevation of 25 The Hollies. Furthermore, the extension would extend an existing gable elevation to the rear and thus the roof would tie in with this. Accordingly, having considered the specifics of this site and the proposal, it is not deemed that the extension would appear overly dominant on the dwelling. As such it is found to be acceptable in terms of its impact on the character and visual amenities of the dwelling itself and the area on general and therefore 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 application site is set at a slightly lower level than the adjoining property to the west known as 25 The Hollies, and despite having an overall height of 4.7m, the proposed extension would be erected 1.85m from the shared boundary with this property and would have an eaves height of just 2.4m. It would also be erected largely adjacent to the neighbour's flank elevation and a small section of its rear conservatory. As such, it is not considered that it would have an overbearing impact or result in any harmful overshadowing or loss of light. In addition, whilst there would be a window in the west facing elevation of the extension which would look towards this property, it would be at ground floor level and thus views from it would be largely obscured by the existing boundary hedge and could be obscured further by a standard boundary treatment. Whilst it is acknowledged that the plans indicate that an additional window would also be inserted within the existing west facing side elevation, this can be done without the benefit of planning permission.

It is noted that there are also dwellings adjoining the northern boundary of the site, namely 20, 21 and 22 The Hollies, but these are located a sufficient distance from the proposed extension to prevent any overbearing impact or overshadowing. In addition, whilst there would be French doors and windows in the rear elevation of the proposed extension which would look towards the rear gardens and elevations of these dwellings, these would be at

ground floor level and thus views would be suitably obscured by the existing boundary fence to prevent any unacceptable overlooking or loss of privacy.

Having considered the above and with the lack of any representations following the publicity exercise, the proposal is found to be acceptable in terms of its impact on residential amenity and thus again complies 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:

Drawing Title: Proposed Extension, Drawing Number: Sheet 2 of 4, Received on 30 November 2020.

Drawing Title: Elevations, Drawing Number: Sheet 3 of 4, Received on 30 November 2020.

Drawing Title: Section, Drawing Number: Sheet 4 of 4, Received on 30 November 2020.

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

INFORMATIVES

1. 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.

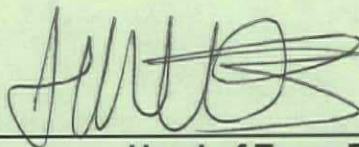
If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

2. 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:

6/1/21