

DELEGATED REPORT

Application No:	P/23/0075
Site Address:	Waunfach House Winch Fawr Road Heolgerrig Merthyr Tydfil CF48 1TF
Development:	Removal of single storey extensions to side and rear, erection of two storey and single storey rear extensions, construction of a new roof with raised ridge line to provide loft accommodation two front dormers, two new chimneys and other external alterations. Construction of new garage in garden
Case Officer:	Rebecca Owens
Site Visit:	24th March 2023
Application Expiry Date:	3rd October 2023
Consultation reply date expired:	18th April 2023

APPLICATION SITE

The application relates to a detached dwelling located within a generous curtilage. The site is within the settlement boundary and is bound by a highway to the east/south east, dwellings to the north, south and south west and land to the west.

PROPOSED DEVELOPMENT

Full planning permission is sought for the removal of the single storey extensions to side and rear and for the erection of two storey and single storey rear extensions, construction of a new roof with raised ridge line to provide loft accommodation, two front dormers, two new chimneys and other external alterations to the dwelling itself. Planning permission is also sought for the construction of new garage in garden.

The proposed two storey rear extension would be the full width of the existing dwelling (9.12m) and 3.68m in depth. The existing roof of the dwelling would be removed and a new pitched roof would be erected which would span both the existing dwelling and the two storey extension. This would have an increased ridge height of 8.7m (1.8m higher than the existing ridge height). The roof would feature two dormer windows in its front elevation with timber sliding sash windows and three upvc sky lights in the rear roof plane.

To the rear of the two storey extension a single storey extension is proposed. This would also span the full width of the dwelling (9.12m) and would have a depth of 1.55m off the rear

elevation of the two storey extension. It would have a mono-pitched roof with a ridge height of 3.54m.

The above roofs would be covered with slate and the external elevations of the dwelling would be finished with a combination of stone walling and painted render.

Other works to the dwelling are summarised below:

- Two chimneys are proposed which would exit through the front roof plane. These would project above the ridge of the main roof by 0.94m.
- A timber porch canopy is proposed one over the main front door entrance door which would be covered with slate.
- The eastern facing side elevation would contain a upvc window serving the attic room, and upvc ground floor window and a new upvc doorway. The door would be covered with a timber porch canopy with slate finish.
- The western facing side elevation would contain would feature a upvc window serving the attic room, a upvc ground floor window and upvc bi-fold doors.
- The rear elevation (comprising of the two storey and single storey extension) would contain upvc ground and first floor windows.

A detached garage is proposed in the south western corner of the site. This would be 5.27m in width by 7.83m in depth. The garage would have a hipped roof with a ridge height of 4.55m. However, the roof would overhang the front elevation by 1.7m to create a covered area to the front of the garage doors. This would be supported by two posts at the corners. The garage would feature a steel garage door in the northern elevation and two windows in the eastern elevation. The roof would be covered with slates to match the dwelling and the external walls would be finished with render and a stone plinth again to match the materials of the house. The garage is not intended for use as a parking area and as such three parking spaces are proposed in the southern corner of the site.

PLANNING HISTORY

The relevant planning history is detailed below:

P/11/0209	Renewal of outline planning permission P/08/0280 for residential development Granted outline planning permission subject to conditions on 21 September 2011
P/08/0280	Renewal of outline planning permission P/05/0318 for residential development Granted outline planning permission subject to conditions on 21 August 2008
P/05/0318	Renewal of outline planning permission no. P/02/0231 for residential development Granted outline planning permission subject to conditions on 29 July 2005
P/02/0231	Renewal of outline planning permission for residential development of two storey structure (Previous consents P/96/0312 and P/99/022 Granted outline planning permission subject to conditions on 13 August 2002
P/99/0222	Renewal of outline planning permission for residential development of two storey structure (Previous Consent P/96/0312) Granted outline planning permission subject to conditions on 30 July 1999

P/96/0312 Renewal of outline planning permission for residential development of two storey structure (previous consent 52930354)
Granted outline planning permission subject to conditions on 27 September 1996

CONSULTATION

The following bodies were consulted and their responses are presented below:

Planning Division's Ecologist No objection subject to conditions

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties and two site notices were displayed within the vicinity of the site

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 acknowledged that the proposed scheme would significantly alter the character and appearance of the existing dwelling. However, the application site is located in an area characterised by an eclectic mix of dwellings which are of varying sizes, designs, and materials. In this context, where there is no continuity of design or architectural detailing, the dwelling as proposed would not appear out of place or have any detrimental impact on the visual amenities of the area. In fact, given that the dwelling is currently derelict and in a poor state of repair, it is considered that the works would improve its appearance and thus would have a positive impact on the streetscene and wider area. As a result of the particular circumstances outlined above, it is not considered that the proposed scheme contravenes policies SW11 or CW11 of the LDP.

The impact of the proposal on the residential amenities of the neighbouring occupants is a material planning consideration. With respect to the works to the dwelling, it is noted that both the depth of the dwelling and ridge height would be increasing. However, given the large curtilage it is not considered that this would impact on any of the adjoining properties. Regard has also been had for the impact on those dwellings to the east of the site (on the other side of the highway). These front towards the eastern flank elevation of the application dwelling and are in relatively close proximity to this. However, given that separation created by the road and distance between the site and these neighbouring properties, it is not considered that there would be a significant overbearing impact or any unacceptable loss of light or overshadowing. It is also noted that the works to the dwelling would create new upper level windows. No concerns are raised with respect to the window in the western elevation as this would look over undeveloped land and similarly, there would be a significant distance between the front dormer windows and the property to the north, which would prevent any unacceptable overlooking or loss of privacy to this dwelling. The windows in the rear elevation would face towards the dwelling to the south but given the distance of these windows from this property and the fact that they would look directly towards its flank elevation it is again considered that there would not be any harmful overlooking. The upper window in the eastern elevation would face toward the dwellings on the opposite side of the highway and would be in relative close proximity to these but as it would be at attic level, views would largely look over the top of these dwellings or be angled downward to the front elevation and front gardens. However, a condition is recommended which requires this window to be obscure glazed and with opening restricted.

With respect to the garage, this would be located almost hard on the boundary with the dwelling to the south west and in close proximity to the dwelling to the south. However, given that it would have a hipped roof with an eaves height of 2.56m, it is not considered that it would give rise to an unacceptable overbearing impact or result in any harmful loss of light or overshadowing. Similarly, no concerns are raised with respect to the car parking area.

Having regard to the above and noting that no objections were received following the publicity exercise, the proposal is found to be acceptable in terms of residential amenity and therefore in accordance with Policy SW11 of the LDP.

Given the extent of the works proposed, the Ecology Officer requested a Preliminary Roost Assessment (PRA) for bats and nesting birds of the onsite buildings and structures and a Preliminary Ecological Assessment (PEA) of the wider site. The submitted report notes that habitats recorded within the survey boundary were disturbed, species poor and of little biodiversity value. Similarly, the building was found to contain little in terms of features and suitability for bats. The main habitat of interest was the boundary hedge and the stream running beneath the plot but the habitats affected by the proposals are bare ground/hard standing and the building. No protected species were observed during the surveying and no habitat for them was observed other than the building which was thought to hold low suitability for bat roosting. However, three emergence or re-entry surveys were recommended and carried out in June, July and September 2023 where a single common pipistrelle was observed emerging on two occasions, as such a European Protected Species Licence is required and an informative to this effect should be included on any permission issued. Whilst the findings of the report are acknowledged, it is considered that the development is necessary to bring a derelict dwelling back into beneficial use and improve the character and visual amenities of the area. In addition, the Ecology Officer has not raised any objection to the proposal subject to the submission of a Biodiversity Enhancement Plan

(BEP) which includes full details of all mitigation, enhancement and management measures. This can be secured through a suitably worded condition.

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 Ground Floor Plan, Drawing Number: A105, Received on 21 March 2023.

Drawing Title: Proposed First Floor Plan, Drawing Number: A106, Received on 21 March 2023.

Drawing Title: Proposed Loft Plan, Drawing Number: A107, Received on 21 March 2023.

Drawing Title: Proposed Elevations, Drawing Number: A108, Received on 21 March 2023.

Drawing Title: Proposed Garage, Drawing Number: A110, Received on 21 March 2023.

Drawing Title: Proposed Site Plan, Drawing Number: A111 Rev. 1, Amended Plan Received on 14 June 2023.

Preliminary Ecological Appraisal and Bat Surveys 2023, Rev. V1.3, Produced by East Ecology, Amended Report Received on 11 October 2023

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

3. Before the development hereby permitted is brought into use, the loft window in the south eastern elevation shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority and any part of the window that is less than 1.7m above the floor of the room in which it is installed

shall be non-opening. The window shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

4. **No development shall take place** until a Biodiversity Enhancement Plan (BEP) including full details of all mitigation, enhancement and management measures with timings of their installation/provision, has been submitted to and approved in writing by the local planning authority. The development shall be undertaken, in accordance with the approved details and the mitigation and enhancement measures shall be retained in perpetuity.

Reason - In the interests of biodiversity and visual amenity in accordance with Policies SW11 and EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. Prior to its installation, full details of external lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan shall include:
 - Details of the siting and type of lighting to be used.
 - Drawings setting out light spillage.

The lighting shall only be installed in accordance with the approved details and maintained as such thereafter.

Reason - To limit the impact on protected species and reduce light pollution in accordance with policies EnW2 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. Warning: An European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

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.

3. With reference to condition 4, the Biodiversity Enhancement Plan (BEP) shall include full details of all mitigation and enhancement measures, including but not limited to the following:
 1. Supplementary planting in hedges (replacement of non-native with native species);
 2. Bat features (ridge access and bat box);
 3. Bird boxes;
 4. Meadow area, with suitability for reptiles and amphibians.
4. Works to all sensitive areas for bats (including the soft strip of roof materials and the work to enclose the space from potential bat access to the tops of the wall plates) will be undertaken outside of the hibernation season for bats (i.e. between November to February, inclusive).

RECOMMENDATION ENDORSED


PP Director of Neighbourhood Services

DATE: 16.10.2023