

# DELEGATED REPORT

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|-----------------------------------------|---------------------------------------------------------------------------------------------|
| <b>Application No:</b>                  | <b>P/23/0203</b>                                                                            |
| <b>Site Address:</b>                    | <b>2 Mardy Close<br/>Merthyr Tydfil<br/>CF47 0YH</b>                                        |
| <b>Development:</b>                     | <b>Single storey extension and reduction in depth of garage with associated alterations</b> |
| <b>Case Officer:</b>                    | <b>Rebecca Owens</b>                                                                        |
| <b>Site Visit:</b>                      | <b>18th September 2023</b>                                                                  |
| <b>Application Expiry Date:</b>         | <b>30th October 2023</b>                                                                    |
| <b>Consultation reply date expired:</b> | <b>26th September 2023</b>                                                                  |

## APPLICATION SITE

The application relates to a mid-link dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front with other dwellings to the side and rear. There is also a group Tree Preservation Order on the trees to the rear of the site.

## PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey side extension which would be sited off the western flank elevation of the dwelling. The extension would be a maximum of 1.93m in width by a maximum depth of 3.28m and would have an almost flat roof with a maximum height of 3.2m. The extension would feature a door in its southern elevation and windows in its northern and eastern elevations (serving a wet room and lobby respectively). The external walls would be finished with face brickwork to match the existing elevations and the roof would comprise of polymer EPDM.

It is also proposed to reduce the depth of the existing garage by 0.8m, which would result in the existing pitched roof becoming A-symmetrical. The internal depth of the resultant garage would be 5.1m which would still allow for the parking of a vehicle.

## 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

The proposed extension would be of a modest size and would be discretely located to the rear of an existing garage where it would not be visible from the main street. As such it would not result in any harmful visual impact. It is recognised that in order to facilitate the erection of the side extension, the existing garage is to be reduced in depth resulting in the roof becoming A-symmetrical. However, this alteration would not be visible from the front streetscene or indeed overly visible from within the site itself and as such would not have any harmful impact on the character of the dwelling or the wider area, which it is noted forms part of Urban Character Area 4. The proposal is therefore found to be acceptable in this respect and in accord with Policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is noted that the extension would be located adjacent to the shared boundary with 1 Mardy Close. However, it would be alongside the flank elevation of this dwelling and as such would not have any overbearing impact or result in any overshadowing or loss of light. In addition, whilst it would have a small window in its side this would look towards the blank wall of 1 Mardy Close and thus would not give rise to any overlooking or loss of privacy. The proposal is therefore found to be acceptable in terms of residential amenity and it is noted that no representations were received following the publicity exercise. The development therefore complies with Policy SW11 of the LDP.

It is also noted that whilst the garage would be reduced in depth to 5.1m internally, this would still allow space for a vehicle to park within it and as such there would be no impact in terms of parking or highway safety.

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 New Rear Single Storey Extension with Alterations,  
Drawing Number: MARDY 2 01A, Received on 4 September 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**

  
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Director of Neighbourhood Services  


**DATE: 16.10.2023**