

DELEGATED REPORT

Application No:	P/23/0129
Site Address:	16 The Grove Aberfan Merthyr Tydfil CF48 4QA
Development:	Erection of two storey rear extension and detached garage
Case Officer:	Nia Chard
Application Expiry Date:	17th July 2023
Consultation reply date expired:	13th June 2023

APPLICATION SITE

The application relates to a terraced dwelling located in a mainly residential area within the settlement boundary. The site is bound by the highway to the front and rear with adjoining dwellings on either side. The rear garden of the site slopes gently upwards to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for two storey rear extension and a detached garage.

The proposed two storey rear extension would be 5m in depth by 4.7m in width and would have a pitched roof with a ridge height of 7.3m. The extension would feature two first floor windows in its rear elevation and a patio door and window at ground floor. The extension would provide a kitchen area on the ground floor and a bedroom at first floor. The external walls of the extension are to be finished in render and the roof is to be covered in concrete tiles to match the existing property.

A new garage is proposed to replace an existing shed within the rear garden adjacent to the rear lane. The garage would extend the full width of the garden and would measure 6.15m deep by 4.85m wide with a maximum roof height of 3.05m. It would feature a roller shutter door facing the rear lane with a window and door on the rear elevation. It would be finished with rendered elevations and concrete tiles.

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

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 proposed extension is considered to be of an acceptable design and scale and would be a sympathetic addition, which is in proportion with the dwelling. The external finishes would match those of the existing property, thus helping the extension to appear in keeping. It is also noted that there are other examples of rear annexes and extension of various designs and scales within the rear streetscene and as such, the proposal would not appear incongruous or adversely affect the character of the area in general. The garage is also considered to be of acceptable design and scale. Accordingly, the development would be acceptable in this respect and comply with Policy SW11 of the LDP.

Regard has been had for the impact of the two storey rear extension on the residential amenity of neighbouring occupants. In this respect it is noted that the application site is adjoined by two other dwellings on either side (15 and 17 The Grove). The extension would be erected in close proximity to the boundary with both of these properties. With regard to its impact on 15 The Grove, it is noted this property already has a two storey extension erected hard on the boundary line which extends over 1m further than the proposed extension, as such, there will be no overbearing impact or loss of light to this

property. With respect to 17 The Grove, it is noted that this also has existing two storey and single storey rear annexes. However, the two storey annexe is sited away from the shared boundary line, with a small single storey annexe hard on the boundary. Consequently, the proposed extension would have a greater impact on this property and would result in a small area of the rear garden being flanked by the proposed two storey extension on one side with the side elevation of the existing annexe on the other. Notwithstanding this, it is acknowledged that this is a common arrangement between terraced dwellings and the extension is not deemed to be excessively large. Moreover, whilst there may be some loss of light to this part of the garden and the neighbouring windows (particularly at first floor level where the windows would be between both two storey extensions), it is again noted that this is a common layout between terraced properties and no objections have been received following the publicity exercise. As such, it is judged that the impact would not be harmful enough to warrant the refusal of the application on the grounds of overbearing impact or loss of light. Finally, as the only windows would be located in the rear elevation of the property, no concerns are raised with regard to excessive overlooking or loss of privacy to the neighbouring gardens.

With regard to the garage, this is also acceptable. It is noted that the garage would be erected hard on the boundaries with the neighbouring properties (15 and 17 The Grove). The proposed garage would be erected alongside existing garages belonging to these properties. As such the proposed garage would not have an overbearing impact on the neighbouring rear amenity areas and no concerns are raised with respect to overshadowing or loss of light

Having considered the above and with the lack of any representations following the publicity exercise, the proposal is found to be satisfactory in terms of residential amenity and thus in accord with Policy SW11.

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:

Proposed Block Plan, Drawing No. 16 01, Received 22 May 2023

Proposed Elevations and Floor Plans, Drawing No. 16 02A, Received 22 May 2023

Site Location Plan, Received 22 May 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.

3. 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

P.P.

DATE: 28.06.2023