

DELEGATED REPORT

Application No:	P/22/0322
Site Address:	8 Newton Street Abercanaid Merthyr Tydfil CF48 1RJ
Development:	Two storey and single storey rear extension
Case Officer:	Rebecca Owens
Site Visit:	19th December 2022
Application Expiry Date:	7th February 2023
Consultation reply date expired:	9th January 2023

APPLICATION SITE

The application relates to a mid-terraced dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, watercourse to the rear and other dwellings on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought for a two storey and single storey rear extension. The two storey extension would be 6.85m in width by 5m in depth and would have a pitched roof with a ridge height of 7.15m. A single storey rear extension is proposed off the rear elevation of this which would be 6.65m in width and 1.85m in depth. This would have a mono-pitched roof with a maximum height of 3.47m and contain three roof lights. The two storey extension would feature two first floor windows serving a bedroom and ensuite and the single storey extension would feature two further windows and bi-folding doors serving a ground floor W.C. and the kitchen. The roofs of the extensions would be covered with interlocking concrete tiles to match the existing roof and the external elevations would be finished with render.

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 and a site notice was 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

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 rear street scene is characterised by rear annexes/extension of varying designs and scales including a number of two storey projections. The proposed extensions are of a suitable design and scale which would be both proportionate and sympathetic to the main dwelling and appropriate within this context. Indeed, the proposal would be less incongruous than the existing arrangement which features a single storey annexe with a tall chimney. As such the proposal is found to be acceptable in terms of its design and impact on the character and visual amenities of the dwelling itself and area in general. It therefore complies with Policy SW11 of the LDP.

Regard has also been had for the impact of the extensions on the residential amenities of the neighbouring occupants. In this respect it is noted that the application site is bound on both sides by other dwellings with the proposed extensions erected almost hard on the boundaries with these properties. The dwelling to the east known as 7 Newton Street already benefits from a similar two storey and single storey rear extension and as such, the proposal would not have any overbearing impact on this dwelling or result in any overshadowing or loss of light. The dwelling to the west does not feature a two storey extension but does have a single storey annexe which projects a considerable depth along the shared boundary. Given that the proposal would be erected largely alongside of this, it would not have an overbearing impact and would not lead to any significant overshadowing or loss of light to the windows in its rear elevation. It is recognised that it may result in some loss of light to the first floor window in the main rear elevation but given

that this is centrally positioned and would not be directly adjacent to the flank elevation of the extension it is not considered that the impact would be significant enough to warrant the refusal of the application. With respect to views from the extension windows, whilst these would look over the neighbouring gardens, the level of overlooking would not be to any greater extent that typically found between terraced dwellings. In addition, given the length of the rear garden and the distance of the extensions from the land to the rear of the site, no concerns are raised with respect to the impact of the proposal on this. It is also noted that no representations were received following publicity exercise. As such, the development would be acceptable in terms of its impact on residential amenity and would accord 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: Proposed Plans, Sections & Elevations / 01, Received on 13 December 2022.

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

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. 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.

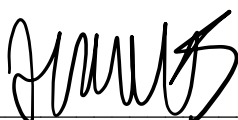
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

4. 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



Director of Neighbourhood Services

DATE:

12/1/23