

DELEGATED REPORT

Application No:	P/24/0036
Site Address:	27 The Parade Twynyrodyn Merthyr Tydfil CF47 0ET
Development:	Single storey infill extension extension to rear and alterations to fenestration including sliding doors to rear and two new windows to side
Case Officer:	Rebecca Owens
Site Visit:	8th March 2024
Application Expiry Date:	17th April 2024
Consultation reply date expired:	29th March 2024

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area in the settlement boundary. The site is bound by the highway to the front, Thomastown Park to the rear and other dwellings on either side. Whilst not within a conservation area, the rear boundary of the site is adjacent to the Thomastown Conservation Area.

PROPOSED DEVELOPMENT

Full planning permission is sought for a single storey infill extension to the rear and for alterations to the fenestration.

The extension would be erected off the south western side elevation of an existing two storey annexe and the rear elevation of a single storey annexe filling the space between these and the side boundary. The extension would measure 4.977m in depth by 2m in width and would have a mono pitched roof with an eaves height of approximately 2.5m and a maximum height of 3.35m. Sliding doors would be inserted into the rear elevation of the extension and existing annexe (in place of two windows) serve an open plan kitchen/dining room. The roof of the extension would also feature three roof lights.

Other external alterations affect the fenestration and are summarised as follows:

- The first floor window in the rear elevation of the two storey annexe would be replaced by a larger central window;
- The first floor window in the south western facing side elevation of the two storey annexe would be replaced by a larger window;
- Two additional ground floor windows are proposed in the north eastern side elevation (one in the main side elevation of the dwelling and the other in the side elevation of the two storey annexe).

PLANNING HISTORY

There is no recent planning history which needs to be considered 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 12, February 2024)

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 is generally considered to be of an appropriate scale and design which would represent a sympathetic addition to the property. However, as no specific details of the external finishes have been provided a condition controlling these is recommended to ensure they are appropriate. Similarly, the external alterations involving the fenestration are minor in nature and would not harm the appearance of the property. As such the proposal is found to be acceptable in terms of its impact on the character and visual amenities of the dwelling and the area in general, which it is noted forms part of Urban Character Area 2 (UCA) and is adjacent to the Thomastown Conservation Area. The development would therefore be 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 properties. In this respect it is noted that the extension would be erected

almost hard on the boundary with 25 The Parade, and would result in additional built development along this boundary for a depth of almost 5m. It is also recognised that this would create an area in the neighbours garden enclosed between the side elevation of the proposed extension. However, the extension would have a mono-pitched roof with an eaves height along the boundary of just 2.5m which is not deemed to be excessive and thus it is not considered that it would have an overbearing impact or create a form of development which would be unneighbourly or sufficiently harmful to warrant the refusal of the application. It is also noted that 25 The Parade has a rear ground floor window which experience some loss of light but again it is not considered that this would be to such an extent as to be unacceptable. It is also highlighted that no objections were received following the publicity exercise.

In terms of the alterations to the fenestration, those proposed to the rear elevation would have no adverse impact and similarly, no concerns are raised with respect to the larger bathroom window in the south western side elevation which would not significantly increase overlooking. It is recognised that two additional ground floor windows are proposed in the north eastern side elevation which would look directly towards the flank elevation of 29 The Parade. However, the side elevation of the neighbouring property only contains the front door at ground floor level and as such the windows would be largely looking onto a blank wall. As such, the proposal is found to be acceptable in respect of residential amenity and thus 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:**

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: Existing and Proposed Plans, Drawing Number: TP-01 Rev. A, Received on 21 February 2024.

Drawing Title: Proposed Elevations, Drawing Number: TP-03 Rev. A, Received on 21 February 2024.

Drawing Title: Site Plans, Drawing Number: TP-04 Rev. A, Received on 21 February 2024.

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

3. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

4. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. 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.

2. 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.

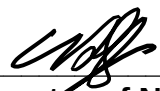
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

3. 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: 11.04.2024