

DELEGATED REPORT

Application No: P/25/0011

Site Address: 67 Heolgerrig
Heolgerrig
Merthyr Tydfil
CF48 1RP

Development: First storey rear extension and alterations

Case Officer: Kate Glover

Site Visit: 21st January 2025

Application Expiry Date: 5th April 2025

Consultation reply date expired: 6th February 2025

APPLICATION SITE

The application relates to a two-bedroom, end of terrace dwelling. At the front of the property is a parking area which measures 4m deep by 4m wide and a small front garden. The property also has a rear garden and the benefit of a single storey flat roof extension.

The external materials of the dwelling are rendered/spa-dash elevations, concrete roof tiles and uPVC framed window and doors.

PROPOSED DEVELOPMENT

Full planning permission is sought for the construction of a first floor rear extension above the existing single storey extension. This addition would result in a rear extension that would measure approximately 4.19m deep, 6.60, wide, 4.61m to eaves level and 5.80m to ridge height. Two windows will be provided in the rear elevation of the first floor extension and the materials to be used on the external elevations would match those used on the existing dwelling.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

The following body was consulted and their response is presented below:

Head of Engineering and Highways No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining 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).

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW12).

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4 - Sustainable Design
- Note 6 - A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to principle of development, impact on the residential amenities of neighbours, visual impact, highway safety and ecology.

Principle of Development

As noted above the site is located within the settlement boundary and within the residential curtilage of 67 Heolgerrig.

It is considered that the proposal meets with the requirements of Policy SW4.

Residential Amenities

The existing property adjoins the boundaries of 66 and 69 Heolgerrig, which are the neighbouring properties and most likely to be affected by this proposal.

In respect of 66 Heolgerrig (east), the proposed extension would be constructed hard on the shared boundary. The extension would project approximately 4.19m, have an eaves height of approximately 4.61m and its pitched roof design would slope away from this neighbouring property. Given the scale and design of the extension, the proposal would have minimal impact on 66 Heolgerrig and would not result in significant loss of light or an overbearing form of development. In respect of overlooking, there would be no significant increase caused by the two first floor windows and no windows are proposed to be inserted into the extension's side elevation (east).

Turning to 69 Heolgerrig (west), the proposed extension would be approximately 0.69m from the shared boundary. Given the scale and design of the extension and the distance from the boundary of No. 69, the proposal would not result in any significant loss of light or overbearing. There would not be any significant increase in overlooking caused by the two windows first floor windows.

It should also be noted that neighbouring properties were consulted, and no letters of representation were received.

It is considered that the proposal meets with the requirements of Policy SW11.

Visual Impact

The proposed first floor extension would be sited to the rear of the dwelling. The scale, character, appearance and proposed materials of the proposal do not detract from the application property or the wider setting.

It is considered that the proposal meets with the requirements of Policy SW11.

Ecology

In respect of ecology, the Council's Ecologist has concluded that survey work in the form of a Preliminary Roost Assessment (PRA) would be required in respect of this proposal. However, it is noted that the property is in an urban location and the property could be subject of significant alteration without the benefit of planning permission, which could include a replacement roof. It is considered in this instance that given the location and nature of the proposed works it is not proportionate or necessary to require the applicant carryout a PRA.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Given the nature of development, this would not be deemed a reasonable requirement in this instance. Notwithstanding this, ecological enhancements would be requested and controlled by condition, which would provide additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

It is also considered that an informative should be attached to any permission informing the applicants of their responsibility when undertaking works in relation to European Protected Species and birds.

It is considered that the proposal meets with LDP Policy EnW1.

Highway Safety and Parking

The Head of Engineering and Highways requested further information on the number of bedrooms of the existing property and the depth of the parking area.

As noted above the property currently benefits from 2 bedrooms, the proposal will increase the number of bedrooms to 4. It is also noted that the existing driveway measures approximately 4m deep by 4m wide and, therefore, would not meet current Parking Standards. It is also noted that there are double yellow lines on either side of the highway

The Head of Engineering and Highways notes that the proposal does not include any changes to the current parking arrangement and vehicles cannot park on the highway directly outside the property. As such, the proposal would not result in a change to the current situation and has no objections to the proposal.

It is considered that the proposal meets with the requirements of Policy SW11.

CONCLUSION

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 plan:

Drawing Title: Existing and proposed plans and elevations, Drawing No: GA 001, Received on 31 March 2025.

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 its 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 Merthyr Tydfil County Borough Council 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. 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



Director of Neighbourhood Services
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DATE: 01.04.2025