

DELEGATED REPORT

Application No: P/23/0097

Site Address: 46 Garden City
Penydarren
Merthyr Tydfil
CF47 9YT

Development: First floor rear extension

Case Officer: Nia Chard

Application Expiry Date: 13th June 2023

Consultation reply date expired: 11th May 2023

APPLICATION SITE

The application relates to an end of terrace dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, and other residential dwellings on the remaining sides. The site slopes downwards at the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a first floor rear extension which would replace an existing smaller two storey extension. The extension would be 6.15m in width by 2.1m in depth and would have an eaves height of 5.17m with a pitched roof with a ridge height of 8m. The rear elevation of the extension would feature French doors and a window at ground floor (serving a kitchen and porch respectively) and two first floor windows (serving a bedroom and bathroom)

PLANNING HISTORY

P/11/0017 Erection of first floor rear extension
Granted Planning permission 18 March 2011

P/11/0122 Retention of first floor rear extension
Granted Planning permission 28 June 2011

CONSULTATION

None undertaken.

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

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

There are a variety of rear annexes and extensions visible within the rear street scene and these vary in their design and scale with both single storey and two storey extensions present. The proposed two storey extension is of an acceptable design and appropriate scale within this context, it would not represent an incongruous addition to the property or wider area. However, it is noted that no external finishes have been provided and as such it is recommended that a condition relating to these is imposed on any permission granted to ensure that they are in keeping. With the inclusion of this condition the proposal would not harm the character of the dwelling itself or indeed the area in general and accordingly would comply with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the amenities of the neighbouring occupants. In this respect, it is noted that the proposed extension would be erected 0.5m from the boundary with the dwelling to the east known as 48 Garden City. Given its modest depth at just 2.1m and eaves height of 5.17m, it is not considered to have a harmful overbearing impact and whilst there may be some loss of light and overshadowing to this property this would not be to an excessive degree. With regard to the neighbouring property to the south west, 44 Garden City, it is noted that the proposed first floor extension would replace an existing smaller two storey extension. Whilst the proposed extension would be slightly higher (by 0.9m) it would not result in any significant impact on this property. Finally, the extension would feature first floor windows which would allow for views across the neighbouring gardens, but this is typical of the overlooking which is commonly found between terraced properties and would not be significantly greater than that which already exists. Thus, having regard to the above and noting that no objections were received following the publicity exercise, the proposal is found to be acceptable in terms of residential amenity and in 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:

Site Location Plan, Received 18 April 2023

Proposed Plans, Drawing No. Garden City 48 01, Received 18 April 2023

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

3. 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

P.P.

DATE: 22.05.2023