

DELEGATED REPORT

Application No: P/20/0196

Site Address: Brynderwyn
11 The Villas
Cardiff Road
Treharris
CF46 5NH

Development: Single storey rear extension

Case Officer: Rebecca Owens

Site Visit: 14th September 2020

Application Expiry Date: 15th October 2020

Consultation reply date expired: 15th September 2020

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, dwellings on either side and the driveway serving one of these dwellings to the rear. The profile of the site is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension. The proposed extension would be 4.95m in depth by 5.095m in width and would have a flat roof with a height of 3m. The roof would also feature a central roof lantern which would be 2m by 2m and which would project above the roof by 0.67m. The extension would have folding doors in its rear elevation and French doors in its west facing side elevation. The external walls would be finished with painted roughcast render to match the existing dwelling with a grey/blue facing brick plinth below DCP.

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

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 which would be sympathetic to the dwelling in terms of both proportion and appearance. Whilst it is acknowledged that the extension would have a flat roof rather than a sloping roof to match the dwelling, this is considered acceptable to the rear of the property where it would be less visible from public vantage points. Furthermore, the external wall finish to match the dwelling would help the extension to appear more in keeping with the property. Accordingly, the proposal is deemed to be acceptable in terms of its impact on the character and visual amenities of the dwelling itself and the area in general and would comply with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that there are dwellings on either side of the application site, which are sited in close proximity to the shared boundary lines. The extension would be erected just 0.9m from the dwelling to the east known as Hawthorns (10 The Villas), which also occupies a lower level than the application site. However, the proposed extension would only be 3m in height and would run alongside the flank elevations of this neighbouring property's two storey and single storey rear annexes (which project beyond the main rear elevation of the application dwelling). As such, it is not considered that it would have an overbearing impact and any overshadowing and loss of light would not be significantly greater than which currently exists from the boundary wall. There would also be to a narrow pathway which runs between the boundary line and these annexes. There would also be no windows within the side elevation of the extension, which faces towards this dwelling and as such no concerns are raised in terms of overlooking or loss of privacy. The extension would be approximately 6m from the dwelling to the west known as Maes-Taf (12 The Villas) and given this distance and its modest height it would not have an overbearing impact on this property or result in any significant overshadowing or loss of light. It is noted that the extension would feature French doors in its western facing elevation which would look directly towards this neighbouring dwelling but given that these are at ground floor level, views from them would largely be obscured by the existing boundary wall and flank elevation of the annexe beyond. As such, no concerns are raised in terms of overlooking or loss of privacy. Having regard for the above and given the lack of any representations following the publicity exercise the proposal is found to be acceptable with respect to 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:**

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: Ground floor as proposed, Drawing Number: 201 rev D, Received on 20 August 2020.

Drawing Title: Proposed floor plan, Drawing Number: 202 rev A, Received on 20 August 2020.

Drawing Title: Proposed roof plan, Drawing Number: 203 rev A, Received on 20 August 2020.

Drawing Title: Proposed section, Drawing Number: 204 rev A, Received on 20 August 2020.

Drawing Title: Elevations as proposed, Drawing Number: 205 rev A, Received on 20 August 2020.

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.

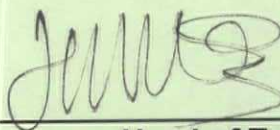
3. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

4. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

21/1/20