

DELEGATED REPORT

Application No:	P/20/0182
Site Address:	87 Yew Street Troedyrhiw Merthyr Tydfil CF48 4EB
Development:	Erect single storey rear extension
Case Officer:	Marlene Ferreira
Site Visit:	25th August 2020
Application Expiry Date:	5th October 2020
Consultation reply date expired:	2nd September 2020

APPLICATION SITE

The application site relates to a two-storey terraced dwelling, 87 Yew Street, in Troedyrhiw. The property lies amongst a row of terraced properties and, like the terraced dwellings, its front elevation is immediately adjacent to the front pavement. These dwellings, including the application property, are served by a rear garden area measuring over 30 metres long and many of which have rear two-storey and/or single storey extensions. On-site parking is not provided, but on-street parking is available along the front of the dwelling.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to erect a single storey extension to the rear of the property. The mono-pitched roof extension would provide a garden room and measure approximately 4.4 metres wide, 3.5 metres deep and 3.65 metres in height.

PLANNING HISTORY

The council's records do not show any other recent or relevant planning history relevant to the assessment of this application.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to the adjoining properties. An email from a nearby occupier was received, requesting clarification in respect of the dimensions of the extension and the future maintenance of the neighbour's extension. An email response was sent to the neighbour to clarify the questions raised. No further correspondence was received.

POLICY CONTEXT

The following policies of the Merthyr Tydfil Replacement LDP 2016-2031 are relevant to the assessment of this application:

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extension would be acceptable with regards to its impact upon the character and appearance of the dwelling and the wider street scene, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed extension, as a result of its siting at the rear of the property, its single storey height and its modest scale, would amount to an acceptable addition to the dwelling. The external materials of the extension could be subject to a condition to ensure they were in materials to match those that already exist on the property. Therefore the proposal would appear as a proportionate and sympathetic addition to the dwelling. The proposal would therefore be in context with the appearance of the rear street scene and as such would not detract from the character or appearance of the dwelling. It would therefore comply with LDP Policy SW11.

Residential Amenity

The extension would be sited adjacent to the neighbouring dwellings, 88 Yew Street, located to the south, and 85 Yew Street, located to the north.

In respect of 85 Yew Street, it should be noted that the extension would be sited 0.85 metres from the dividing boundary with this neighbouring dwelling with the lowest part of the roof (measuring 2.45 metres) being sited closest to the dividing boundary with this neighbouring property. Whilst a new window would be erected to the side elevation facing this property, this would be a high level window, whereby the glass would be installed 1.6 metres above ground level. As such, the proposed development would not have any overbearing impact or cause loss of light or privacy to the amenities of these neighbouring

occupiers. It is also noted that a 1.8 metre high protects the rear boundary with this neighbour.

In respect of 88 Yew Street, the proposal is also considered acceptable. Whilst the highest part of the mono-pitched roof extension (measuring 3.65 metres) would sit immediately adjacent to this neighbouring dwelling, this proposed extension would be sited adjacent to the rear mono-pitched roof extension already existing at this neighbouring dwelling. Indeed, the neighbouring extension is deeper than the extension hereby proposed. As such, the proposed development would not have any overbearing impact, nor would it result in the loss of light to this neighbouring dwelling.

The relationship between the proposed development and nearby adjacent occupiers would therefore be acceptable and would comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide a garden room extension, and as such, would not increase the demand for on-street parking. Thus, the proposal would not have a detrimental impact on on-street parking provision or highway safety and would comply with LDP Policy SW11.

Conclusion

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, 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:

- Proposed Plans, 607.003 - received: 11th August 2020.

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

3. **Prior to the commencement of development** the following samples/details shall be submitted to and approved in writing by the Local Planning Authority:

- windows;
- roof tiles;
- render.

The development shall be carried out in accordance with the approved details and retained as such thereafter.

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

INFORMATIVES

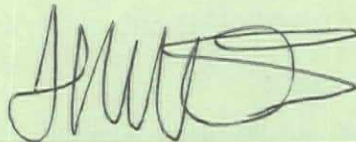
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

2. 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:

28/9/20