

DELEGATED REPORT

Application No: P/23/0163

Site Address: 1 - 2 Cross Mount Pleasant
Troedyrhiw
Merthyr Tydfil
CF48 4LZ

Development: Two storey rear extension

Case Officer: Nia Chard

Application Expiry Date: 17th August 2023

Consultation reply date expired: 21st July 2023

APPLICATION SITE

The application relates to semi detached dwelling located in a mainly residential area in the settlement boundary. The site is bound by a highway to the front, undeveloped land to the rear and dwellings on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a two storey rear extension. The proposed extension would measure 6.32m wide, 4.35 deep and 6.9m high, incorporating a pitched roof with two roof lights. On the ground floor the extension would accommodate a dining room and a bathroom. At first floor level, the extension would provide an additional bedroom, ensuite and a dressing room. The external walls would be finished with smooth render to match the existing elevations and the roof would be covered with concrete tiles to match the main roof.

PLANNING HISTORY

There is no relevant planning history.

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.

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 11, February 2021)

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 considered to be of an acceptable design and scale which would appear in proportion and sympathetic to the dwelling. As such it would not appear discordant or harm the character and visual and visual amenities of the dwelling itself or indeed the wider area. As such the proposal is found to accord with Policies SW11 of the LDP.

Regard has also been had for the impact of the extensions on the residential amenities of the neighbouring occupants. In this respect there is only one adjoining dwelling which would be affected by the proposal, namely 3 Cross Mount Pleasant which adjoins the property. The extension would be sited approximately 3.3m from this boundary, given this distance it is not considered that the proposal would have a harmful overbearing impact or result in any unacceptable over-shadowing or loss of light. It is noted that the rear elevation of the extension would feature two windows at first floor level, it is not considered that they would result in views which are more harmful than those that already exist from other surrounding dwellings. Having regard to the above and noting that no objections have been 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 and documents:

Proposed Elevations Drawing No. 23104 PL08A, Received 7 July 2023
Proposed First Floor Plan Drawing No. 23104 PL07A, Received 7 July 2023
Proposed Ground Floor Plan Drawing No. 23104 PL06, Received 22 June 2023
Proposed Site and Location Plan Drawing No. 23104 PL05, Received 22 June 2023

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

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: 14.08.2023