

DELEGATED REPORT

Application No: P/24/0168

Site Address: 9 Sunnybank
Merthyr Tydfil
CF47 8PU

Development: Front Porch

Case Officer: Kate Glover

Site Visit: 1st August 2024

Application Expiry Date: 11th September 2024

Consultation reply date expired: 22nd August 2024

APPLICATION SITE

The application relates to a dwelling which is part of a terrace of houses located within a larger residential estate.

The external materials of the dwelling are rendered elevation at ground floor level and horizontal boarding on the first floor elevation, concrete roof tiles and uPVC framed window, doors and rainwater goods.

It is noted that there is only pedestrian access to both the principal and rear elevations of the property.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a lean-to porch on the principal elevation of the property.

The proposed plans indicate that the proposed porch would measure approximately 3.57m high, 3.01m wide and 1.83m deep. The external materials of the porch would be brick and render elevations, composite roof tiles and uPVC window/door frames and rainwater goods.

PLANNING HISTORY

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

CONSULTATION

Consultations were not carried out as part of this application.

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) (Future Wales) 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 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 5, Nature and Development
- Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

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

Principle of Development

The proposal would be located within the front garden of 9 Sunnybank and is within the settlement boundary. The principle of development is acceptable and meets with the requirements of policy SW4.

Visual Impact

The scale of the proposal and proposed external materials would not be detrimental to the visual qualities of the property or wider street scene.

The proposal meets the requirements of LDP Policy SW11.

Residential Amenity

The scale and location of the proposal would not result in detriment to the residential amenities of neighbouring properties.

The proposal meets the requirements of LDP Policy SW11.

Ecology

In respect of ecology, the Council's Ecologist has recommended that a bat box is positioned on the western elevation of the dwelling. Given the scale and nature of the development, a condition can be used to secure biodiversity enhancement.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Likewise, 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.

The proposal meets with the requirements of LDP Policy EnW1.

Highway Safety

As noted above there is no vehicular access to the application property. The scale and nature of the proposal would not impact on highway safety.

The proposal meets with the requirements of LDP 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.

Having regard to the policy context above, the proposal is acceptable and 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:

Drawing Title: Proposed Front Porch Extension, Received on 17 July 2024

Drawing Title: Proposed Block Plan, Received on 17 July 2024

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 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 Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 09.09.2024