

DELEGATED REPORT

Application No:	P/24/0179
Site Address:	17 Graig Terrace Bedlinog Treharris CF46 6SA
Development:	Single storey and two storey rear extensions
Case Officer:	Kate Glover
Site Visit:	1st August 2024
Application Expiry Date:	17th September 2024
Consultation reply date expired:	22nd August 2024

APPLICATION SITE

The application site is a terrace property located in Bedlinog. At the rear of the dwelling is a small rear yard, two storey extension and single storey extension. The two storey extension is gable in design and the single storey extension is an infill extension which is located between the two storey extension and the neighbouring property.

In terms of size, the existing two storey extension, measures approximately 3.09m deep, 3.62m wide, 4.95m to eaves level and 5.87m to ridge height. The infill extension measures approximately 2.82m deep, 1.4m wide and 2.75m high.

During the site visit it was noted that a single storey structure had been added on the rear elevation of the extension. This structure is not shown on the plans and appears to be unfinished.

The rear amenity area is elevated as the topography results in the ground level rising steeply from the rear yard area. A number of small terraces have been created to provide level areas of ground.

Many of the properties which comprise the terrace have been extended to the rear by means of single storey and/or two storey extensions. The garden areas at the rear of the properties are also elevated.

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 demolish the existing extensions and construct a new two storey extension and single storey infill extension.

The new two storey extension would measure approximately 5.77m deep, 3.70m wide, 5.02m to eaves level and 5.85m to ridge height. The infill extension would measure approximately 5.77m deep, 1.46m wide and 2.67m high.

A large window at first floor level and a small window at ground floor level are proposed to be inserted into the rear elevation of the proposed extension. It is noted that there is a first floor level, bathroom window in the northwest elevation and the proposed extension would include a window of the same size and location. The window would serve a shower room.

Proposed materials are roof tiles, rendered elevations and UPVc windows.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site. However, the council is also considering a planning application (reference P/24/0180) at No.18 Graig Terrace for the 'demolition of existing rear two storey extension, single storey extensions and out building and construction of two storey rear extension'. No.18 is located to the northwest of the application site.

CONSULTATION

Head of Engineering and Highways:	No objection.
Bedlinog and Trelewis Community Council:	No objection.

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 6 - A Design Guide for Householder Development

PLANNING CONSIDERATIONS

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

Principle of Development

As noted above the site is located within the settlement boundary and within the residential curtilage of 17 Graig Terrace.

The proposal meets with the requirements of Policy SW4.

Residential Amenities

The existing property adjoins boundaries with No.s 16 and 18 Graig Terrace, which are the neighbouring properties and most likely to be affected by this proposal.

In respect of No.16, this property is located to the southeast of the application site. The extension projects approximately 5.77m alongside the boundary with this neighbouring property. It is considered that the length would not be substantial, and its projection would be similar to other existing two-storey rear extensions along this terraced row. The eaves height of the extension would be 5.85m and its pitched roof design would slope away from this neighbouring property. In addition, given the neighbouring property's siting to the southeast, any loss of light resulting from this extension into the neighbour's rear garden/patio area would be minimal.

It is considered that there would not be any increase in overlooking as the proposal incorporates one window in the rear elevation and no windows in the side elevation located on the boundary between No.s 16 and 17.

The extension would, given its height and depth, have minimal impact on 16 Graig Terrace. It is therefore considered that the proposed extension would not result in an overbearing form of development, nor would it cause any significant loss of light or loss of privacy to these neighbouring occupiers.

It should also be noted that neighbouring properties were consulted, and no letters of representation were received.

In respect of No. 18 Graig Terrace, which is located to the northwest. The first floor infill section would run alongside the boundary, projecting approximately 5.77m from the rear wall of the original property. The two storey extension would be approximately 1.46m from the shared boundary and project approximately 5.77m from the rear wall of the original property.

It is noted that the No.18 has the benefit of a two storey rear extension and single storey extensions.

The scale of the proposed first floor extension and its relationship with the two storey extension are noted. The window proposed to be inserted into the side elevation of the extension would face the wall of No.18's two storey extension. As noted above there is currently a bathroom window in the location of the proposed window. Therefore, the provision of the side window would not represent a change in the degree of overlooking already experienced. As the window would serve a shower room, it is considered reasonable that the window is obscurely glazed and any mechanism to open the window is restricted by height. A condition can be used to secure this measure.

It is considered that the proposal would not have an overbearing, loss of light or loss of privacy impact upon these neighbouring properties.

As noted above the Council is also considering a planning application for No.18.

The plans submitted in support of the current planning application have been reviewed. Due to the location and relationship of the approved development with the proposed development, there would not be any impact on residential amenities of No.18.

It is noted that the proposed single storey element would be built against the side wall of No.18. However, this would not prevent the construction of the single storey extension, and it is considered that the provisions of the Party Wall Act are available to the developers/applicants.

It should also be noted that neighbouring properties were consulted, and no letters of representation were received.

The proposal meets with the requirements of Policy SW11.

Visual Impact

The proposed two storey extension would be sited to the rear of the dwelling. The scale, character, appearance and proposed materials of the proposal do not detract from the application property or the wider setting.

The proposal meets with the requirements of Policy SW11.

Ecology

In respect of ecology, the Council's Ecologist has concluded that survey work in the form of a Preliminary Roost Assessment (PRA) would be required in respect of this proposal.

However, it is noted that the property could be subject of significant alteration without the benefit of planning permission, and this could include a replacement roof. It is considered in this instance that given the location and nature of the proposed works it is not proportionate or necessary to require the applicant carryout a PRA. 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.

It is also considered that an informative should be attached to any permission informing the applicants of their responsibility when undertaking works in relation to European Protected Species and birds.

The proposal meets with LDP Policy EnW1.

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 Plans and Elevations, Drawing Number GT-02, Revision A, Received on 24 July 2024.

Drawing Title: Site Plans, Drawing Number GT-03, Revision A, Received on 24 July 2024.

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

3. **Before the development hereby permitted is brought into use**, the first floor window in the side elevation shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **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.

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

DATE: 09.09.2024