

DELEGATED REPORT

Application No: P/23/0090

Site Address: 21 Stables Court
Garden Street
Dowlais
Merthyr Tydfil
CF48 3AG

Development: Single storey side extension

Case Officer: Nia Chard

Application Expiry Date: 6th June 2023

Consultation reply date expired: 3rd May 2023

APPLICATION SITE

The application site relates to an end terraced dwelling situated within the residential area of Dowlais. The site occupies a corner plot and thus is bound by highways to the north east and north west and other residential dwellings on the remaining sides. The profile of the site is flat.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a single-storey side extension, which would be sited on the dwelling's north western elevation. The proposed extension would be an extension to an existing small side porch and would measure 1.45m wide, and 2.5m deep, and a maximum of 3.1m high, incorporating a mono-pitched roof with an eaves height of 2.4m. It would have a window in its rear elevation. The finishing materials of the roof, walls, and window of the extension would match those of the existing dwelling.

PLANNING HISTORY

There is no planning history relevant to the determination of this application.

CONSULTATION

None undertaken.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 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.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 6 – Householder Design

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the amenity of neighbouring residents is also a consideration.

In terms of visual amenity, the extension would be located to the side and so would be somewhat visible from the highway to the front of the dwelling. However, it would be positioned behind a large hedge. Additionally, the extension has been sympathetically designed and finished in materials that match the dwelling. Furthermore, its scale is appropriate, and would not appear out of proportion with the main dwelling. In this respect, the proposal is found to be in accord with Policy SW11 of the LDP.

Turning to residential amenity, it is noted that there have been no letters of objection received to this application. Being single storey in height and being situated adjacent to the highway and away from the boundary with neighbouring properties, the extension for not give rise to any adverse amenity issues and would therefore comply 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;.

Proposed Plan, Drawing No. Stables 21 01, Received 11 April 2023
Site Location Plan, Received 11 April 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

DATE:

15/5/23