

DELEGATED REPORT

Application No:	P/22/0100
Site Address:	1 George Terrace Duffryn Road Pentrebach Merthyr Tydfil CF48 4DB
Development:	Single storey extension and detached garage
Case Officer:	Nia Chard
Application Expiry Date:	21st June 2022
Consultation reply date expired:	19th May 2022

APPLICATION SITE

The application site relates to a two-storey, end of terrace property located along the main road in the predominately residential area of Pentrebach. The property is bound by a residential property to the south-east (2 George Terrace), a hardstand and a Post Office to the north-west and a narrow service lane to the rear. Its front elevation is set back from the Post Office building and the road by approximately 8m. The rear wall of the property comprises a single storey-lean to extension which projects alongside the side wall of the two-storey extension located to the rear of 2 George Terrace (the adjoining residential property). To the north-west, the rear garden abuts a garden area located to the rear of the Post Office building. This garden may be associated with the residential property located next door to the post office (and presumably above).

PROPOSED DEVELOPMENT

This application seeks planning permission for the erection of a single storey extension to an existing single storey extension and for the erection of a detached garage in the rear garden.

The single storey extension would be erected to the rear of the existing single storey extension, and would measure 2.6m in depth, 3m in width and it would have a mono pitch roof with maximum height of 3.6m. The extension would feature one window in the north-west elevation. The roof of the extension would be covered with slate and the external elevations would be finished in dash to match the existing dwelling.

The proposed garage would measure 6.8m wide by 3.6m deep, with a maximum height of 2.9m. It would be finished with rendered elevations and a plastic-coated steel sheet roof. The garage would be sited at the end of the garden.

PLANNING HISTORY

P/21/0034 - Demolition of existing single storey rear extension and construction of two storey rear extension – Approved 1/4/2021

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

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG) Note No. 6 – Household Design Guide

PLANNING CONSIDERATIONS

The key considerations regarding the application are the impact of the proposal upon neighbouring residential amenity and the visual appearance of the development, and its impact on the character and appearance of the existing dwelling and wider locality.

In terms of visual appearance, the proposed extension would be sited to the rear of the property and would not be a visible addition when viewed from the front of the terrace. Whilst the extension would be visible from neighbouring properties, it would be of an appropriate design and scale, which is subservient to the existing property. The extension would also be finished externally to match the appearance of the existing property. Consequently, the design, appearance and scale of the proposed extension are acceptable, and the proposal would not have a significant impact on the character and appearance of the area. The proposed garage is also considered to be of an acceptable design and scale which would not appear out of place within the rear street scene as it would not harm the character or visual amenities of the dwelling itself or indeed the area in general. As such, the proposal complies with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposed extension on the residential amenities of the surrounding occupants. In this respect it is noted that the extension would project further than the neighbouring single storey extension at 2 George Terrace. The additional projection, however, would be minimal, and due to the single storey nature of the extension there would not be any adverse issues because of overlooking, loss of light or overbearing impact. In relation to the potential impact on the garden area/land to the north-west, as the extension would offset from the common boundary by 3.8m, it is not considered that the extension would give rise to any significant impact on this area.

The impact of the proposed garage on the residential amenities of the surrounding occupants has also been considered, and in this respect it is noted that the garage would be erected almost hard on the boundaries with the neighbouring properties (2 George Terrace and the Post Office). The proposal would result in built development adjacent to the rear gardens of these properties for a length of 3.5m and a maximum height of 2.9m. It is not considered that the garage would have an unacceptable overbearing impact and whilst it may result in some overshadowing during parts of the day this would not be to an unacceptable degree.

Having considered the above and without any objections being received following the public exercise, the development is deemed acceptable with respect to residential amenity and thus in compliance 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 and Floor Plans, received 26 April 2022

Site Location Plan, received 26 April 2022

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.

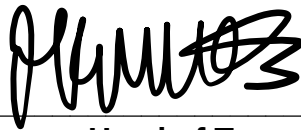
Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

3. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property;
- or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

27/5/22