

DELEGATED REPORT

Application No: P/22/0103

Site Address: 19 Tair Twynau
Pant
Merthyr Tydfil
CF48 2BA

Development: Single Storey Side Extension

Case Officer: Nia Chard

Application Expiry Date: 23rd June 2022

Consultation reply date expired: 25th May 2022

APPLICATION SITE

This application relates to a semi-detached dwelling located in a mainly residential area. The site is bound by the highway of Tai'r Twynau to the front, another dwelling to the north-west, and a lane/cycleway to the rear and south-east.

PROPOSED DEVELOPMENT

Full planning permission is sought for the demolition of an existing single storey side extension and for the erection of a new single storey side extension. The proposed extension will be set back from the main front elevation of the dwelling by 0.8m and would be 2.4m in width by 5.8m in depth, it would have a mono pitch roof with a maximum height of 3.4m. It would feature patio doors in its rear elevation and two windows in its side elevation. The roof of the extension would be covered with concrete roof tiles and the external elevations would be finished in buff coloured dash. All material would match the existing dwelling.

PLANNING HISTORY

There is no relevant planning history that needs to be considered when determining this planning 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 property 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 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 – Householder Design

PLANNING CONSIDERATIONS

The proposed extension would be set back from the main front elevation of the dwelling and would be relatively modest in size. As such, it would appear subservient to the dwelling. The external finishes would also complement those of the existing dwelling, which would ensure the extension is in keeping with the character and appearance of the dwelling and the wider area. Having regard to the above considerations the extension is of

an acceptable design and scale which would not adversely impact on visual amenities. For this reason, it is in accordance with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on residential amenity. In this respect it is noted that the proposed extension would be sited along the south-east flank elevation of the dwelling. Given the siting and the distance of the extension from the nearest neighbouring dwellings it would not give rise to any overbearing impact, overshadowing or loss of light. Similarly, having regard to its position and the fact that it is single storey in height, no concerns are raised in terms of overlooking and loss of privacy. The proposal is therefore found to be in compliance with Policy SW11 of the LDP. It is also noted that no objections have been received as result of the publicity exercise.

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, Floor Plans and Site Plan, Drawing No. TAL22/14/01,
Received 28.4.2022

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

27/3/22