

# DELEGATED REPORT

**Application No:** P/22/0200

**Site Address:** 1 Charlotte Gardens  
Ivor Street  
Dowlais  
Merthyr Tydfil  
CF48 3LJ

**Development:** Single storey extension to side elevation

**Case Officer:** Nia Chard

**Application Expiry Date:** 29th September 2022

**Consultation reply date expired:** 29th August 2022

## APPLICATION SITE

The application site relates to a two-storey semi-detached dwelling located on a corner plot within Charlotte Gardens. The property is bounded by another residential dwelling to the southwest and highways on all other sides. The dwelling has been extended by means of a single storey side extension and a conservatory to the rear.

## PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey extension to an existing single storey extension. The proposed extension would be erected off the side elevation of the existing extension. It would have a width of 3.5m, a depth of 4.9m and a maximum height of 3.3m. In order to facilitate the extension a new gable roof is proposed to the side elevation of the existing extension. The extension would feature windows in its side and rear elevations and patio doors and windows in the front elevation. The extension would have a carbon grey tile roof and the walls would be constructed in brickwork to match the existing dwelling.

## PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

## CONSULTATION

None undertake.

## 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

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

## PLANNING CONSIDERATIONS

The proposed extension, as a result of its siting to the side of the property, would amount to a development which is visible from the street scene. The conservatory would have a pitched roof which would not match the roof design of the existing extension, which is generally not supported. However, it should also be noted that the extension, is a single storey development which would not exceed 3.3m in height, would not exceed the width of the original dwelling and would also be set away from the closest highway by approximately 4m. In addition, it would be finished with brickwork to match the existing dwelling and UPVC windows and doors. As such, in this instance the development is deemed acceptable and would comply with LDP Policy SW11.

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 does not give rise to any adverse amenity issues.

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**

**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:

Site Location Plan, Received 4 August 2022

Block Plan, Received 4 August 2022

Proposed Elevations and floor plans, Received 4 August 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



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Director of Neighbourhood Services

DATE:

14/9/22