

DELEGATED REPORT

Application No: P/20/0200

Site Address: Quakers House
Goitre-coed Road
Treharris
CF46 5BB

Development: Proposed single storey front extension

Case Officer: Caroline Pulley

Site Visit: 4th September 2020

Application Expiry Date: 16th October 2020

Consultation reply date expired: 17th September 2020

APPLICATION SITE

The application relates to a detached dwelling located in a residential area in Treharris. The property is bounded by the highway of Goitre Coed Road to the front, another dwelling to the west, a wooded area to the rear and an undeveloped area of land to the east.

PROPOSED DEVELOPMENT

Full planning permission is sought for the construction of a single storey front extension. The proposed extension would measure 7.9m wide, 3.8m deep and 5.5m high to the ridge. It would project out from the main gable of the property with a pitched roof which would be the same pitch and height as the main roof. The extension would feature a bedroom window within its front elevation (facing the road) and an en-suite window within the south-western side elevation.

PLANNING HISTORY

P/10/0126	Erection of front extension	Approved	29.07.10
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CONSULTATION

None undertaken with this type of application.

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

Planning Policy Wales (PPW) Edition 10 (December 2018) 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 TANs to this application are 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 EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG) Note No. 6 – Design Guide for Householder Development

PLANNING CONSIDERATIONS

As mentioned earlier, the proposal is for a single storey extension to the front of the property. While noting that the Council's SPG highlights that such extensions tend to have a significant impact on the appearance of a dwelling, in this case, the application property is of an unusual design and is located within a street characterised with dwellings of differing designs and appearances. Thus, it is not considered that the proposed extension would adversely impact on the visual amenities of the existing property or indeed the wider area. Moreover, the proposed extension would be set back from the edge of the pavement and would not be overly prominent in relation to the existing properties. As such, the proposed extension would not look of place nor would it cause harm to the character and appearance of the application property.

Regard has also been given to the impact of the proposed extension of the amenities of the surrounding residents. In this respect it is not considered that the extension would have any significant impact. Whilst it is noted that the extension would feature a bedroom

window within its front elevation, neighbouring properties are located on the opposite of the road and in this location, it is not considered that the overlooking impact arising from the extension would be unacceptable. Likewise, it is not considered that the extension would cause any undue overshadowing or overbearing impacts. It should also be noted that no letters of objection or representation have been received to this proposal as a result of the publicity exercise carried out with neighbouring properties.

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/REASONS:

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:

Drawing number 15/2020/PL/005A received on 12.10.2020

Drawing number 15/2020/PL/007A received on 12.10.2020

Drawing number 15/2020/PL/006A received on 12.10.2020

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

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

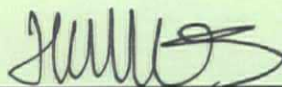
Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

RECOMMENDATION ENDORSED

A handwritten signature in black ink, appearing to be 'J. Williams', written over a horizontal line.

Head of Town Planning

DATE: 15/10/20