

DELEGATED REPORT

Application No:	P/22/0112
Site Address:	45 Brecon Rise Pant Merthyr Tydfil CF48 2BW
Development:	Demolition of garage and erection of two-storey side and rear extension
Case Officer:	David James
Site Visit:	31st May 2022
Application Expiry Date:	7th July 2022
Consultation reply date expired:	6th June 2022

APPLICATION SITE

The application site relates to a detached dwelling situated within the residential area of Pant. The dwelling faces southeast onto the highway, and is bound by another dwelling to the southwest, a block of garages to the northwest, and another highway to the northeast.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan 2016 – 2031.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a two-storey side extension, which would be sited on the dwelling's northeast side elevation, and would project beyond the rear elevation. It would be sited in a similar location to an existing attached garage, which would be demolished to accommodate the proposed development. The extension would incorporate a lounge, utility room and wet room at ground floor level, and a bedroom with ensuite bathroom at first floor level.

The proposed extension would measure 3.4m wide, a maximum of 7.9m deep (projecting beyond the dwelling's rear elevation by 3m), and a maximum of 6.4m high, incorporating a pitched roof. It would have a door and window in its front elevation at ground floor level, and a window at first floor level. A window would be installed in its rear elevation at first floor level. It would have patio doors in its southwest side elevation at ground floor level, and a window at first floor level. A window would be installed in its northeast elevation at ground floor level. The roof of the extension would be tiled, the walls would have a dashed finish, and the windows would be white upvc. These materials would match the 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

Policy CW1 – Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

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 an important consideration.

In terms of visual amenity, the extension would be located to the side of the dwelling (which is sited at the end of a row of detached properties), and so would be easily visible from the surrounding area. However, the area is characterised by (mainly) detached dwellings, with a variety of side and rear additions. Additionally, the extension has been sympathetically designed with a roof that matches the form of that of the main dwelling, as well as being 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 accordance with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the greatest impact would result from the first-floor window in the southwest elevation of the extension, which would face toward the rear garden of 44, Brecon Rise. This would result in a degree of overlooking and loss of privacy to this adjoining dwelling. However, the window would be over 7.5m from the shared boundary, and would face toward the attached garage of number 44. This, combined with the relatively high boundary fencing (currently being erected), would somewhat mitigate this impact. As such, it is not considered that the overlooking would be to a harmful degree.

The extension would be sited to the northeast of the dwelling, and so would not result in a harmful degree of loss of light or overbearing impact to number 44 to the southwest.

Given the distance and level differences between the application site and the other surrounding dwellings, it is not considered that the proposal would result in any harmful degree of loss of light, loss of privacy or overbearing impact on these dwellings.

While the proposal would result in the loss of an existing garage, the dwelling benefits from a front driveway, which can accommodate at least two vehicles. As such, the parking provision would remain adequate for a property of this size.

Overall, having considered the above and without any objections following the publicity exercise, the development is deemed to be 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:

Brec Rise 45 01B (Existing & Proposed Plans, Elevations and Section Details)
received 12th May 2022

Brec Rise 45 02 (Existing & Proposed Plans) received 12th May 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

P.P.

DATE: 17.06.2022