

DELEGATED REPORT

Application No:	P/24/0136
Site Address:	8 Fir Tree Drive Quakers Yard Treharris CF46 5AY
Development:	Erection of single storey side extension
Case Officer:	Rebecca Owens
Site Visit:	17th June 2024
Application Expiry Date:	31st July 2024
Consultation reply date expired:	2nd July 2024

APPLICATION SITE

The application relates to a detached bungalow located in a residential area with the settlement boundary. The site is boundary by a highway to the front and other dwellings to the sides and rear. The dwelling is elevated above the road and the rear garden is terraced, increasing in height towards the rear boundary with the dwellings adjoining the rear elevated above the site.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey side extension. The extension would be set back from the principle elevation by 4.1m and would be 4.107m in depth by 1.441m in width. The extension would have a pitched roof set below the main roof at a height of 4.155m. The extension would feature a door in the front elevation and a window in its side elevation which would serve the kitchen. The roof of the extension would be covered with tiles to match the existing roof and the elevations would be finished with brickwork to match the existing.

PLANNING HISTORY

There is no recent planning history which needs to be considered when determining this application.

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

Policies SW11: Sustainable design and place making and CW1 Historic environment of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The proposed extension would be set well below the main roof and set back over 4m from the principle elevation. Having regard to this and its modest size (projecting out by less than 1.5m from the side elevation) it is considered that the extension would represent a subservient addition of an acceptable design and scale. As such no concerns are raised with respect to its impact on the character of the dwelling or indeed the visual amenities of the area in general and the development is found to accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the extension on the residential amenities of the neighbouring occupants and it is noted that the site is bound to the side and rear by other dwellings. The extension would be erected in closest proximity to the southern boundary which is shared with 6 Fir Tree Drive. Whilst the extension would be approximately 1m from this boundary it is noted that the neighbouring dwelling occupies a higher level. Noting this and having regard to the modest side of the proposed extension it is not considered that it would have an overbearing impact or result in any unacceptable loss of light or overshadowing. It is recognised that there is a window proposed in the side elevation of the extension which would face directly towards the boundary with 6 Fir Tree Drive but this window is at ground floor level and look into the existing boundary fence. Having regard to the above and noting that no objections were received following the publicity exercise the proposal is found to be acceptable in terms of residential amenity and thus would comply with Policy SW11 of the LDP.

Whilst it is noted that the proposal would tie into the main roof of the dwelling, given the scale and type of development it is not considered proportionate to request any ecological survey works. However, it is recommended that an informative would be appropriate highlighting the protected status of bats and nesting birds. It is also recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, which only includes a modest extension to the dwelling, the submission of a

GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement would be sought and secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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:

Drawing Title: Side Extension Site Location Plan Proposed, Drawing Number: PL 11, Received 5 June 2024

Drawing Title: Side Extension Block Plan Proposed Ground Floor, Drawing Number: PL 12, Received 5 June 2024

Drawing Title: Side Extension Front Elevation Proposed, Drawing Number: PL 13, Received 5 June 2024

Drawing Title: Side Extension Rear Elevation Proposed, Drawing Number: PL 15, Received 5 June 2024

Drawing Title: Side Extension Southern Side Elevation Proposed, Drawing Number: PL 16, Received 5 June 2024

Drawing Title: Side Extension Roof Plans Existing & Proposed, Drawing Number: PL 17, Received 5 June 2024

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

3. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

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


Director of Neighbourhood Services

DATE: 05.07.2024