

DELEGATED REPORT

Application No:	P/23/0056
Site Address:	19 Heather Court Quakers Yard Treharris CF46 5RP
Development:	Single storey extension to the rear of the garage. Convert part of garage into office
Case Officer:	Marlene Ferreira
Site Visit:	5th April 2023
Application Expiry Date:	24th April 2023
Consultation reply date expired:	23rd March 2023

APPLICATION SITE

This application relates to a semi-detached dwelling, 19 Heather Court, in the area of Treharris. The property lies in a street of detached and semi-detached dwellings of various scales and design. The dwelling is served by on-site parking by means of a front driveway and attached garage.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a single storey extension to the rear of the garage.

The flat roof extension would provide an extended kitchen/dining area and measure 2.5 metres wide, 3.2 metres deep and 2.85 metres in height. It would be finished with a rubber membrane roof, brickwork elevations and UPVc windows.

The existing garage would also be partially converted into an office space, however these works do not require planning permission and as such, have not been considered under the assessment of this application.

PLANNING HISTORY

The Council's records do not show any other recent or relevant planning history for this property.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to the adjoining properties. No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: The National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extension, in terms of its siting, scale and design, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the street scene. The impact upon residential amenity is also an important consideration.

Character and appearance

The proposed extension would be located to the rear of the dwelling and would therefore remain screened from the front scene. In addition, it would be viewed from neighbouring rear gardens, amongst other neighbouring rear extensions erected along this street. Whilst the extension would comprise a flat roof design, which would not normally be acceptable on new extensions, this would be the most appropriate roof design solution, since the proposed extension would tie in with the existing pitched roof garage. As such, it would be acceptable in this instance. It's modest scale and matching material finishes would also ensure that the extension appears sympathetic when viewed in association with the existing dwelling.

The proposed extension would therefore respect its immediate context and would not cause any adverse impact upon the character or appearance of the existing dwelling and the wider street scene. As such, it would accord with LDP Policy SW11.

Residential Amenity

The proposed extension would be located adjacent to 18 Heather Court and this is the neighbouring property most likely to be impacted by this proposal. It should be noted however that the extension, which would not exceed 2.85 metres in height, would not adjoin the main side, west facing wall of this neighbouring property. It would also not project any further than the rear, south facing elevation of this neighbouring dwelling. As such, the proposed extension, due to its height and depth, would not be considered to cause any adverse impact upon this neighbouring dwelling.

The proposed extension and its relationship with adjoining occupiers is therefore considered acceptable. As such, it would accord with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and would comply with the relevant policies and guidance.

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:

- Side Extension and Garage Conversion, Page 1 of 2, received: 24th February 2023;
- Side Extension and Garage Conversion, Page 2 of 2, received: 27th February 2023.

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



Director of Neighbourhood Services

DATE:

19/4/23