

DELEGATED REPORT

Application No: P/22/0119

Site Address: Pontygwaith Farm
Pontygwaith
Treharris
CF46 5PD

Development: Roof extension

Case Officer: Nia Chard

Application Expiry Date: 24th November 2023

Consultation reply date expired: 14th June 2022

APPLICATION SITE

This application relates to a residential property situated in a countryside location between the main settlements of Merthyr Vale to the north and Edwardville to the south. The property is accessed via a long and narrow lane that links Cardiff Road to the east. The dwelling itself has a linear form and appears to be made up of various elements, which may be as a result of historic extensions or conversions of outbuildings attached to the former farmhouse. These features are noticeable due to the changes in scale and ridge heights. Attached to the dwelling at a right angle is a small block of stables, which form an 'L' shaped arrangement around a front garden area.

On the south side of the stable building are a number of 'add-on' structures, which includes an extension with low profile roof, a large green house with a glazed lean-to roof and an enclosed animal pen with a lean-to roof. There is a hardstanding area adjacent to the extension which provides a link to the lane, as well as raised walkway which provides access around the stables and dwelling.

The land immediately south of the stables, at a lower level, is what appears to be a former ménage, which has since become covered in vegetation. A large area of land to the east and north of the dwelling are landscaped areas that appear to form part of private garden area. There is a fence line to south-east boundary that separates the property from the adjoining fields. In the wider surroundings it is noted that the River Taff is situated to the west and that there is a railway line to the east. The nearest residential property is approximately 90m to the north-east and separated by a woodland area.

PROPOSED DEVELOPMENT

This application seeks planning permission to change part of the roof located on the southern elevation of the property from a hipped roof with a dormer window to gable roof and increase in the height of the roof ridge by 0.7m. This would take the maximum height of the roof to 5.4m. A new window is proposed at first floor level on the southern elevation.

PLANNING HISTORY

P/21/0291 Conversion of stable building to bedrooms
Granted subject to conditions on 24 November 2021

CONSULTATION

Ecology Officer - No objection subject to condition

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a site notice was displayed within the vicinity of the site.

No representations were received as a result of 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 11, February 2021)

Local Planning Policies

Merthyr Tydfil 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 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 Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The key issues to consider under the assessment of this application relate to whether the proposed development would be acceptable in respect of its impact upon the character and appearance of the property and the wider area and upon the amenities of neighbouring properties. Ecology is also an important consideration.

Character and Appearance

The proposed alterations to the roof are considered to be of an acceptable design and scale. However, it is noted that whilst the general material finishes have been indicated the exact details of these have not been specified and as such it is recommended that a condition relating to the external finishes be included in any permission issued not ensure these are appropriate and in keeping. With inclusion of this, the proposal would not harm the character or visual amenities of the dwelling itself or indeed the area in general and as such would accord with Policy SW11 of the LDP.

Residential Amenity

Given the isolated location of the dwelling and the location of the roof alterations on the southern elevation of the dwelling, the proposal would not have any adverse on the residential amenities of any neighbouring dwellings or their occupants. Furthermore, it is noted that no representations were received following the publicity exercise. Thus, the proposal is found to be acceptable in terms of residential amenity and in accord with Policy SW11 of the LDP.

Ecology

Previous surveys of the site have found evidence of bats in the northernmost section of the farmhouse, the farmhouse itself and in the stables. A Bat Survey Report was submitted with this application, this report found no evidence of bats or nesting birds using the section of the building that will be affected by the proposed development. As an enhancement measure, a Vivara Pro-build-in woodstone bat tube will be installed within the wall of the southern elevation of the building. The Ecologist has requested that the bat box be installed on a higher gable away from any windows, however in this instance as no bats were found within the section of building a bat box as stated within the submitted bat survey is deemed acceptable, and a suitably worded condition will be included to ensure that the bat box is installed. The proposed development would therefore accord with LDP Policy EnW1.

Conclusion

The proposed development, for the reasons discussed above, is deemed to be acceptable and should therefore be approved.

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:

Proposed Ground Floor Plan, Received 13.5.2022
Proposed Side Elevation, Received 13.5.2022
Proposed Front Elevation, Received 13.5.2022
Proposed Rear Elevation, Received 13.5.2022
Proposed First Floor Plan, Received 13.5.2022
Proposed Site Plan, Received 13.5.2022
Proposed Side Elevation, Received 16.10.2023
Planning Support Statement, Received 13.5.2022
Site Plan, Received 13.5.2022
Bat Survey Report, Version 2, 25 September 2023, produced by David Clements Ecology LTD received on 29 September 2023

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.

4. The Vivara Pro-build-in woodstone bat tube shall be installed as stated within the Bat Survey Report, Version 2, dated 25 September 2023, produced by David Clements Ecology LTD prior to works commencing on the roof of the proposed scheme.

Reason - To protect the natural environment and important habitat in accordance with Policies EnW1 of the Merthyr Tydfil County Borough Council 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: 31.10.2023