

DELEGATED REPORT

Application No:	P/25/0041
Site Address:	10 Maesgwynne Cefn Coed Merthyr Tydfil CF48 2SB
Development:	Single storey extension to side and porch to front
Case Officer:	Rebecca Owens
Site Visit:	26th February 2025
Application Expiry Date:	14th April 2025
Consultation reply date expired:	13th March 2025

APPLICATION SITE

The application relates to a semi detached dwelling located in a residential area within the settlement boundary. The site is bound by a highway to the front, dwellings on either side and an area of designated open space to the rear which is also a Special Landscape Area (SLA1: Nant Morlais & Cwm Taf Fechan) and includes a Site of Importance for Nature Conservation (SINC). It is also adjacent to the Cyfarthfa Conservation Area.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey side extension and front porch.

The side extension would be set back 4.12m from the front elevation with its rear elevation in line with the existing rear elevation of the property. It would be 2.88m in width by 3.61m in depth with a mono-pitched roof 3.9m to the ridge. The extension would feature a window in its front elevation, a door in its rear elevation and a roof light. The external elevations would be finished in brick and the roof would be covered with tiles.

The proposed porch would be 3.47m in width by 1.78m in depth and would have a hipped roof with a ridge height of 3.74m. It would feature a window and door in its front elevation and would be finished with brickwork elevations and a tiled roof.

The plans also include the installation of a bat and bird box on the flank elevation of the dwelling.

PLANNING HISTORY

The relevant planning history is summarised below:

P/97/0449 Erection of 59 houses including road, sewers, garages, fences and associated engineering works.
Granted planning permission subject to conditions on 16 April 1998

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 application relates to a semi-detached dwelling which forms one half of a symmetrical pair and is within a street of similar properties. Porches are a common feature of these properties but these are fairly uniform in their scale and feature flat or hipped roofs. The proposed porch is notably larger than those on other properties but its proportions are considered to be acceptable and the hipped roof would reflect the main roof of the dwelling and other porch designs in the streetscene. It is therefore not considered that this would represent an incongruous feature or harm the character of the dwelling. The side extension would be set back over 4m from the main front elevation and would be of an appropriate scale. As such it is considered that it would represent a subservient addition to the property which would not unbalance the symmetry of this pair of properties. Accordingly to the development is found to accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the development on the residential amenities of the neighbouring occupants. In this respect it is noted that the proposed side extension would be erected in close proximity to the shared boundary with 11 Maesgwynne.

However, it would be erected alongside the driveway to this property and having regard to its modest dimension and eaves height of just 2.75m it is not considered that it would have an overbearing impact. In addition, given that 11 Maesgwynne is located to the south of the application site it would not result in any unacceptable overshadowing or loss of light. Furthermore, as there are no windows in the extension's southern elevation there would be no overlooking or loss of privacy to this neighbouring property.

With respect to the porch, given its scale and siting it would not have any harmful impact on any of the neighbouring residents. Thus 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 in accordance with Policy SW11.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). The application drawings include a modest statement highlighting that the proposal would not result in the removal of any vegetation and proposing enhancements in the form of a bat and bird box to the flank elevation of the dwelling. In this instance, due to the scale and nature of the development, which only includes a porch and modest extension to the dwelling, the information provided is deemed to be proportionate and has demonstrated a net benefit for biodiversity. The ecological enhancement would be secured by condition and the development would therefore contribute to the wider green infrastructure objectives and would accord 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: Proposed Elevations, Drawing Number: MG-05 Rev. B, Received 6 March 2025

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 porch and 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. **WITHIN 3 MONTHS** of the completion of the development hereby approved, the bat and bird boxes shall be installed in accordance with Drawing Number: MG-05 Rev. B. The bat and bird boxes box shall be retained in perpetuity thereafter.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 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

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DATE: 25.03.2025