

DELEGATED REPORT

Application No: P/21/0197

Site Address: Ty Can Y Gwynt
63 The Hawthorns
Pant
Merthyr Tydfil
CF48 2EJ

Development: Extension to existing conservatory

Case Officer: Rebecca Owens

Site Visit: 21st June 2021

Application Expiry Date: 2nd August 2021

Consultation reply date expired: 28th June 2021

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by dwellings on either side, a highway to the front and land to the rear which has been identified as a Special Landscape Area.

PROPOSED DEVELOPMENT

Full planning permission is sought for an extension to the existing single storey rear conservatory. The proposed extension would be erected to the side of the existing conservatory resulting in an 'L' shaped conservatory, which spans the full width of the main rear elevation. The conservatory extension would be 4m in depth by 4.3m in width and would have a hipped roof with a ridge height of 3.8m (the same as the existing conservatory). The roof of the existing conservatory would be altered to tie in with the extension and new French doors would be inserted into its rear elevation.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration 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 the neighbouring properties and a site notice was displayed within the vicinity of the site.

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 11, February 2021)

Local Planning Policies

Policy SW11: Sustainable design and place making 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 conservatory is considered to be of an acceptable design and scale which would not appear incongruous or out of place and thus would represent a sympathetic addition to the dwelling. As such, the proposal would not harm the character of the property or the visual amenities of the area and consequently would comply with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is noted that the site is adjoined by dwellings on either side with number 62 The Hawthorns to the east and number 64 The Hawthorns to the west. Given the position of the extension to the side of the existing conservatory, it would not have any significant impact on 64 The Hawthorns. While it would be in closer proximity to 62 The Hawthorns, given its set back from the shared boundary line and its modest eaves height, it would not have an overbearing impact or result in any unacceptable overshadowing or loss of light. The extension would feature windows in its eastern elevation, which would look towards the rear garden and conservatory of this neighbouring property. Whilst it is acknowledged that the existing boundary fencing would not screen views from the proposed conservatory, the application site is overlooked by the neighbouring conservatory and the proposal would have a similar impact on this adjacent property. It is also recognised that there would be views between the opposite windows of the two conservatories. However, no objections have been received following the publicity exercise and the existing boundary fencing could be increased in height to provide adequate screening in the future. As such, the proposal is found to be acceptable in terms of residential amenity and in accord 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:**

CONDITIONS/REASONS:

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: 'Elevations and Plans 1:100' and 'Elevations and Section 1:100',
Received on 7 June 2021

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

INFORMATIVES

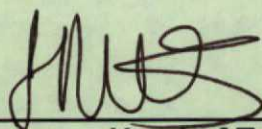
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

13/7/21