

# DELEGATED REPORT

Application No: P/21/0204

Site Address: 13 Woodlands Avenue  
Treharris  
CF46 5AS

Development: Two storey rear extension

Case Officer: Rebecca Owens

Site Visit: 28th June 2021

Application Expiry Date: 4th August 2021

Consultation reply date expired: 5th July 2021

## APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, other dwellings on either side and a vegetated embankment sloping up towards the Taff Trail. The profile of the site itself is relatively flat.

## PROPOSED DEVELOPMENT

Full planning permission is sought for the demolition of a single storey rear annexe and for the erection of a two storey rear extension. This would be erected off the main rear elevation of the dwelling with a depth of 3.6m and would span its full width (6.8m). The extension would have a pitched roof with a ridge height of 6.7m. Its rear elevation would feature two first floor windows which would serve bedrooms and a further ground floor window and set of French doors which would serve the open plan ground floor.

## 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.

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 extension is considered to be of an acceptable design and scale which would be in proportion with the dwelling and represent a sympathetic addition. Notwithstanding this, no details have been provided of the proposed material finishes and as such it is recommended that any permission granted should include a condition which ensures that these match the existing property. With the inclusion of this, the proposal would not have an adverse impact on the character of the property or indeed the visual amenities of the wider area and would thus be in accord 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 extension would be erected hard on the boundary with the dwelling to the north known as 15 Woodlands Avenue. However, given its modest depth of just 3.6m and eaves height of 5.4m, it is not considered that it would have a harmful overbearing impact and whilst there may be some loss of light and overshadowing to this property this would not be to an excessive degree. Furthermore, as the extension would be set in from the shared boundary with 11 Woodlands Crescent and adjacent to an existing single storey annexe no concerns are raised with respect to overbearing impact or overshadowing to this property. In terms of overlooking, it is acknowledged that the proposed would include windows in its rear elevation but these would not give rise to a significantly greater level of overlooking than that which already exists and would not be to an extent that would warrant the refusal of the application. Thus having regard to the above and with the lack of any representations following the publicity exercise, the proposal is found to be acceptable with respect to residential amenity and therefore compliant 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: Proposal Plans, Received on 9th June 2021.

**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.

**INFORMATIVES**

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-
  - i) work on an existing wall shared with another property;
  - ii) new building on the boundary with a neighbouring property; or
  - iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

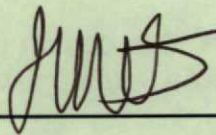
3. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

4. 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**

A handwritten signature in dark ink, appearing to be 'JMS', is written over a horizontal line.

**DATE:**

20/7/21