

DELEGATED REPORT

Application No:	P/24/0203
Site Address:	13 West Grove Merthyr Tydfil CF47 8HJ
Development:	Single storey rear extension and replacement garage
Case Officer:	Marlene Ferreira
Site Visit:	5th September 2024
Application Expiry Date:	15th October 2024
Consultation reply date expired:	18th September 2024

APPLICATION SITE

The application site relates to a mid-terraced dwelling, 13 West Grove, in The Quar, Merthyr Tydfil. The property, which is elevated above the front highway, lies in a street that slopes down significantly from the north to the south. It is served by a front courtyard/garden. The rear features a two-storey projection which appears to be an original part of the dwelling. A large garage is also located near the end of the rear garden and can be accessed off the rear adopted lane, which runs along the back of the property. On-street parking is also provided along the front of the dwelling.

The property lies in a street of terraced dwellings, of a similar scale and design, many of which are also served by rear garages and or parking areas, accessed off the rear lane and some which have also been extended by means of single storey rear additions.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a single storey 'L' shaped extension to the rear of the dwelling and a new replacement garage within the rear garden.

The single storey extension would have a maximum width of 5.25m and a maximum depth of 9.1m, with a 3.5m ridge height and combined with the reconfiguration of the internal layout would provide a kitchen/dining/living area at the rear of the property. The extension would be finished with mock slate roof tiles, rendered elevations and aluminium windows.

The existing garage would be demolished and the new garage, measuring 5.06m wide, 5.6m deep, with a 4.5m ridge height, would be located 2 metres closer to the rear lane. The garage would be finished with mock slate roof tiles and rendered elevations.

PLANNING HISTORY

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

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining occupiers. No letters of representations have been received as a result of this publicity exercise.

POLICY CONTEXT

National Development Framework

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

National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

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 proposal, in terms of its siting, design and scale, 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 and ecology are also important considerations.

Character and Appearance

The proposed single storey 'L' shaped extension would be located to the rear of the property and would therefore not be viewed from the dwelling's primary frontage. As such, it would not disturb the existing character of the street scene. Nevertheless, the extension in terms of its scale, design and finishes would be acceptable. It is noted however that the use of concrete tiles on the roof of the extension would be more fitting within this context,

particularly since the original dwelling also has concrete roof tiles. However, it is also noted that the extension, given its single storey height and discrete siting, would only likely be viewed from the neighbouring gardens either side. Thus, in this instance, given its quirky roof design and proposed use of aluminium doors, which give the extension a more modern feel/appearance, the use of a mock slate roof would be deemed appropriate and would not be considered to significantly detract from the character or appearance of the dwelling or that of the surrounding street.

The proposed garage would also amount to an acceptable form of development. Whilst the new garage would be re-sited closer to the rear access, it would still be set back over 2 metres from the adopted lane and would therefore not appear any more prominent when viewed within the rear street scene. Furthermore, the garage, would have a similar scale to the existing and would be finished with a pitched roof design, with slate roof tiles and rendered elevations. As such, it would appear as a significant improvement to the existing garage, which appears tired and in a poor state of repair. Although it is noted that the slate roof tiles would not match those existing on the property, the rear street scene is made up of garages of varying scales and designs finished with varying materials, which include corrugated roof sheeting and rubber roofs. Thus, the material finishes of the garage would be considered acceptable in this context.

The proposed development would therefore not cause any significant harm to the character and appearance of the front or rear street scene and would therefore accord with LDP Policy SW11.

Residential Amenity

The proposal would sit between the neighbouring adjoining properties, 12 West Grove, located to the south and 14 West Grove, located to the north. These are the properties most likely to be impacted by the proposed development.

With regards to 14 West Grove, the extension would be located to the north of this property and given its 'L' shaped design, only a small part of the extension would be viewed from this neighbouring property. Furthermore, whilst the extension would be located immediately adjacent to the dividing boundary, it should be noted that the application dwelling and this neighbouring dwelling are located on the same ground level, thus, due to the extension's single storey height, it would not result in an overbearing form of development or cause any significant loss of light to this neighbouring property.

With regards to its impact upon 12 The Grove, located to the south, it should be noted that this neighbouring property is located at a lower ground level than the application dwelling, due to the street sloping downwards from the north to the south. Whilst the impact on this property would be greater, the proposed 'L' shaped extension would still only have a 2.5 metre eaves height, whereby the roof would then slope away from the neighbouring property and have a total height of 3.5 metres. As such, its eaves height would only be 0.5 metres higher than a 2-metre boundary wall or fence (which could be constructed at any time without planning permission). Thus, the height of the extension combined with its roof design, would not be deemed to have a significant overbearing impact or cause any significant loss of light to these neighbouring occupiers. With regards to the loss of privacy, it should be noted that only roof lights are proposed. Thus, the absence of side facing windows would prevent any overlooking opportunities. Likewise, the proposed garage, given its scale would also be acceptable. Whilst it would sit immediately adjacent to the dividing boundaries, it is a single storey structure which would replace an existing garage

of a similar scale and in a similar location. Thus, the garage would not be considered any more harmful to the amenities of this adjoining neighbour than the existing garage.

The proposed development and its relationship with adjoining occupiers is therefore considered acceptable and would comply with LDP Policy SW11.

Ecology

The Council's Ecologist has reviewed the application and has not requested any survey work. However, on-site enhancements, in line with the Environment (Wales) Act 2016 and Welsh Government Circular 'Securing Biodiversity Enhancements', in the form of a single bat box erected on the southwestern elevation of the property would be required. As such, a suitably worded condition will be added to any planning permission granted.

It is noted that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancements, in the form of a bat box, will be requested by condition, as noted above. This enhancement would contribute to the wider green infrastructure objectives. The proposed development would therefore be considered acceptable and would accord with LDP Policy EnW1.

CONCLUSION

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

Finally, 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:

- Location Plans, 1026.04, received: 20th August 2024;
- Proposed Plans, 1026.05, received: 20th August 2024;
- Proposed Elevations, 1026.06, received: 20th August 2024;
- Proposed Elevations, 1026.07 and Proposed Garage Plans, 1026.08, received: 20th August 2024.

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

3. **Prior to works commencing on site**, a scheme for biodiversity enhancement, to include the provision of a bat box on the south-western elevation of the building and a timescale for its implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - In the interest of biodiversity to accord with Policy 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: 19.09.2024