

DELEGATED REPORT

Application No: P/22/0048

Site Address: 9 Exeter Close
Heolgerrig
Merthyr Tydfil
CF48 1SR

Development: Extend existing front and rear dormers

Case Officer: Nia Chard

Application Expiry Date: 25th April 2022

Consultation reply date expired: 22nd March 2022

APPLICATION SITE

The application relates to a semi-detached bungalow with dormer roof additions providing living accommodation within the roof space. The site is located in a mainly residential area and is within the settlement boundary. The property is located within a small cul-de-sac and is bounded by dwellings on either side and to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought to extend the existing front and rear dormer roof extensions.

The front dormer extension would extend the width of the existing former by 1.85m and would be of the same depth. It would also have the same height and flat roof so it would appear as a continuation of the existing dormer. The new section of dormer would incorporate a window. The rear dormer would extend the width of the existing dormer by 3.1m with a depth of 2.7m. It would have the same height as the existing dormer and a flat roof. The new section would also incorporate a window.

The dormers would be finished in cedar timber cladding with an EPDM rubber roof.

PLANNING HISTORY

There is no relevant planning history, which needs to be undertaken into consideration when determining this application.

CONSULTATION

None undertaken.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 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.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council 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 EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

PLANNING CONSIDERATIONS

This application site is located in an area characterised with bungalows and many featuring dormer window extensions. These vary in their design, size and positioning on the roof with front, rear and side dormers visible in the immediate area. In this context, it is not considered that the proposed extensions to the existing front and rear dormers would have any detrimental impact on the character of the street scene or indeed the dwelling itself. Whilst it is noted that the neighbouring attached dwelling have not extended their front dormer, the proposal would not result in the loss of symmetry between the semi-detached pair of dwellings, since this form of development is frequently seen within the street scene. In terms of proposed material finishes, it is noted that the dormer will be finished in cedar timber cladding which would differ from the finish of the dormers on the adjoining semi-detached property. However, there are a number of dormers finished in timber cladding within the surrounding area. The scheme would therefore no harm the character or visual amenities of the dwelling itself, and would comply with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenity of the surrounding occupants. In this respect, it is not considered that the dormer roof extension would have an overbearing impact or result in any objectionable overshadowing or loss of light. The main impact would be in terms of overlooking and loss of privacy, however, in this regard it is noted that the front dormer window would have viewed across the adjacent highway and would be a sufficient distance from the dwellings on the opposite side of the street to prevent any notable impact. Similarly, the dormer would not create any greater over looking to the adjoining dwelling to the side, known as 10 Exeter Close, than the existing dormer window. Whilst a new window is proposed in the rear dormer, this would not give rise to any more overlooking to the neighbour's rear garden than from the window on the existing dormer. It is also acknowledged that the rear dormer could be erected without permission. Having considered the above, the proposal is therefore found to be acceptable in terms of residential amenity and it noted that no representations were received following the public exercise. The scheme would thus 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:

Proposed Elevations, Drawing No. EC-04, Received 30 March 2022
Proposed Floor Plans, Drawing No. EC-03, Received 8 March 2022
Location Plan, Received 28 February 2022

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

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

Head of Town Planning

DATE: