

DELEGATED REPORT

Application No: P/25/0031

Site Address: Yr-Hafod
Heol-y-mynydd
Cefn Coed
Merthyr Tydfil
CF48 2NQ

Development: Erection of single storey front extension

Case Officer: Rebecca Owens

Site Visit: 12th February 2025

Application Expiry Date: 8th April 2025

Consultation reply date expired: 5th March 2025

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by the highway of Heol-y-Mynydd to the south east and other dwellings to the front rear and sides.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey front extension. This would be erected to the front of the existing two storey side annexe and would project 6.325m from this elevation and 4.5m beyond the main front elevation with a width of 3.927m. The extension would have a recessed front elevation with the pitched roof extending to the front to create a covered, porch area. The roof would have a ridge height of 3.44m and would incorporate two roof lights in the eastern plane and a single roof light in the western plane. The extension would also feature large bi-folding doors in the front and western side elevations. The roof of the extension would be covered with tiles to match the existing roof and the external elevations would be finished with Matley Cedral Cladding. This would also be introduced to the upper half of the elevations of the existing dwelling.

PLANNING HISTORY

There is no recent planning history which needs to be considered 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 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

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 application site is located in a semi-rural area characterised by detached dwellings of varying designs, scales and materials. As such the dwelling can be afforded a greater degree of flexibility in terms of alterations to its appearance.

The proposal is generally found to be of an acceptable design and scale. It is acknowledged that it would introduce a single storey extension that would project a substantial distance forward of the principal elevation and that such developments are often not supported due to their prominent location and increased visual impact. However, there is already an inappropriate conservatory to the front which would be removed as part of the proposal. The replacement of this with proposed extension would be an improvement to the overall appearance of the property. In addition, within the wider context and having regard to the individual designs of each of the dwellings within the streetscene it is not considered that the extension would appear incongruous. Finally, it is noted that proposal would introduce Marley Cedar cladding to the property which currently is currently finished in red brickwork. However, given there are a variety of external finishes visible in the immediate vicinity this is deemed to be acceptable. Accordingly the proposal would not have any adverse impact on the character and visual amenities of the area and the proposal is found to accord with Policy SW11 of the LDP

Regard has been had for the impact of the proposal on the residential amenities of the neighbouring properties. In this respect it is noted that the extension would be erected in closest proximity to the shared boundary with the dwelling known as Fairways (located to

the east). Whilst the extension would be of a significant length, it is set off the boundary line with this property and would have an eaves height of just 2.5m. As such, it is not considered that it would have an overbearing impact or result in any harmful loss of light or overshadowing. In addition, given its distance from the other adjoining properties there would not be any harmful impact in this respect. It is noted that there are no windows in the eastern elevation of the extension and as such there would be no direct overlooking towards Fairways. Furthermore, views towards this property from the glazed doorway in the rear elevation would be partially obscured due to it being recessed with only angled views available across to the flank elevation and front garden area. Having regard to this and noting that the doors are at ground floor level it is not considered that there would be any harmful loss of privacy to Fairways. These rear doors would also face toward the property adjoining the Southern boundary known as Ty Gwyn. However, given that this property is at a lower level, with the boundary line over 16m from the extension and the dwelling itself over 23.5m from the extension, there would not be any significant overlooking of its garden or rear windows to amount to an unacceptable loss of privacy. Finally with respect to the glazed doorway in the western elevation, whilst this would look towards the dwellings known as Penlan and Hafan Wen, views would largely be obscured by the existing boundary wall. 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 as such would comply with Policy SW11

It is recognised that the local planning authority's Ecologist has requested a Preliminary Roost Assessment and it is noted that the nearest bat roost recorded (for a common pipistrelle) is approximately 53m from the application site. However, the proposal relates to the demolition of a glass roofed conservatory and the erection of a larger single storey extension in its place. None of the works would impact on the existing roof and modest extensions can be erected without the benefit of planning permission. Thus having regard to the scale and nature of the works and what could be undertaken by a householder under their permitted development right is not considered reasonable to request survey works. However, an informative advising of the protection afforded to bats and nesting birds should be included as part of any planning permission issued.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, given that the development only includes a single storey extension to the dwelling, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement would be sought and secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply 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: Draft Proposals, Received 11 February 2025

Drawing Title: Section A-A, Received 11 February 2025

Drawing Title: Section B-B, Received 11 February 2025

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

3. Prior to the construction of the extension hereby approved details/samples of the external cladding to be used in the construction of the external surfaces of the walls shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, including a timescale for 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 - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil 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: 18.03.2025