

DELEGATED REPORT

Application No:	P/24/0121
Site Address:	10 Pentwyn Deintyr Treharris CF46 5EA
Development:	Two storey side extension
Case Officer:	Marlene Ferreira
Site Visit:	19th June 2024
Application Expiry Date:	9th July 2024
Consultation reply date expired:	13th June 2024

APPLICATION SITE

The application site relates to a semi-detached property, 10 Pentwyn Deintyr, located near the edge of the settlement boundary in Treharris. The modest cottage like property, which is elevated above the highway, has been extended to the side by means of a single storey addition and is served by a large garden area to the southeast. The land beyond the garden boundary, to the southeast and north, is designated countryside and lies within the Pontygwaith Special Landscape Area. The dwelling is not served by on-site parking, however, on-street parking is provided along the front highway.

The neighbouring semi-detached property, in terms of its façade, is of a similar scale and design to the application dwelling, but appears to have been substantially extended to the rear. Nevertheless, the properties appear symmetrical and well-balanced when viewed within the wider street scene. The remaining neighbouring properties in the street relate to detached, semi-detached or terraced dwellings of a varied scale and appearance. As such, the context of the surrounding area is therefore varied.

PROPOSED DEVELOPMENT

This application seeks planning permission to demolish the single storey side extension and construct a two-storey side extension.

The extension would measure 5.35m wide, 5.65m deep and 5.7m in height and provide a kitchen, utility area and a shower room at ground floor and an additional bedroom and bathroom at first floor. The extension would be finished with a slate roof, rendered elevations and UPVc windows.

PLANNING HISTORY

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

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 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 proposed extension, 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 of the proposal upon residential amenity and ecology are also important considerations.

Character and Appearance

The proposed extension would be located to the side of the property and would therefore appear as a prominent addition when viewed from the front highway. However, the extension would be set down from the dwelling's main ridge height and set back from its front elevation. Furthermore, the siting and design of the windows would respect the existing fenestration arrangement and the extension's material finishes would match those of the existing property. As such, the proposed extension would appear as a subordinate addition, which would be sympathetic to the existing dwelling and would not be considered to adversely disrupt the balance and symmetry between the semi-detached pair.

The proposal would therefore be considered an acceptable form of development which would not detract from the character and appearance of the dwelling or the wider street scene. Thus, it would accord with LDP Policy SW11.

Residential Amenity

The proposed development has been considered in respect of its impact on the neighbouring properties. In this instance however, there are no other properties located to the southeast and as such, the proposed extension would not cause any adverse impact on the privacy or amenities of surrounding residents. As such, the proposal would accord with LDP Policy SW11.

Ecology

In respect of ecology, the Council's Ecologist has concluded that survey work in the form of a Preliminary Roost Assessment (PRA) would be required in respect of this proposal. However, given the scale and nature of the development, it would not be considered reasonable or proportionate to request that this be undertaken in association with the development.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Likewise, given the nature of development, this would not be deemed a reasonable requirement in this instance. Notwithstanding this, ecological enhancements would be requested and controlled by condition, which would provide additional habitats in the local area and therefore contribute to the wider green infrastructure objectives. The proposed development would therefore 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:

- Sheet Title: Proposed Floor Plans, received: 29th July 2024;
- Sheet Title: Proposed Elevations, received: 29th July 2024.

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

3. **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 -To protect and enhance the natural environment and important habitat in accordance with Policies EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



 Director of Neighbourhood Services

DATE: 02.08.2024