

DELEGATED REPORT

Application No:	P/22/0239
Site Address:	43 Aberfan Road Aberfan Merthyr Tydfil CF48 4QL
Development:	Demolition of outbuildings and erection of single storey rear and side extension, rear dormer, insertion of side window at ground floor level, repositioning of garden retaining wall
Case Officer:	Nia Chard
Application Expiry Date:	4th November 2022
Consultation reply date expired:	3rd October 2022

APPLICATION SITE

The application site relates to a two storey, end terrace dwelling, situated within the residential area of Aberfan. It is bound by Aberfan Road to the front, neighbouring properties on either sides and a service lane to the rear. The rear garden measures approximately 7.5m in width and 19m in length. It has a gentle slope falling towards the rear elevation of the house.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove existing outbuildings and to erect a single storey rear and side extension, a rear dormer, a new window on the side elevation of the dwelling and a garden retaining wall.

The proposed single storey side and rear extension would measure 3.5m wide, 5.9m deep and would have a mono-pitched roof with a maximum height of 3.4m. The extension would feature patio doors and two windows in its rear elevation and three roof lights. The extension would be finished with rendered elevations, fibre cement roof covering and white UPVC windows and doors.

The rear roof dormer seeks to provide an additional bedroom within the roof space. It would measure 5.4mm wide, 3.8m deep, and 2.1 m in height. The dormer would be finished with fibre cement roof covering.

A retaining wall is also proposed 3m off the rear elevation of the rear extension which would support the higher garden level. This wall would be 1.3m in height and would contain steps to the raised garden.

A new high level window opening is proposed on the side elevation at ground floor level of the existing dwelling. This window can be erected under permitted development rights and therefore does not require planning permission.

PLANNING HISTORY

None relevant.

CONSULTATION

Head of Engineering and Highways: No objection

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. 6 – Householder Design

PLANNING CONSIDERATIONS

The key considerations in the determination of this application are the visual impacts of the development and its consequences for the character and appearance of the locality and the impact on the amenity and privacy of occupiers of neighbouring properties.

Character and Appearance

The proposed development includes a flat roof dormer extension to the rear roof. Flat roof dormers are generally resisted since these tend to dominate the roof profile and are not aesthetically pleasing in terms of their 'box' shaped design. In this instance however, the flat roof dormer would not be viewed within the front street scene. More importantly, it should be noted that a dormer of this scale, if sited 20cm from the eaves height of the dwelling, would not require planning permission. Therefore, given what could be erected without planning permission, in this instance the proposed rear dormer would be considered acceptable and would therefore accord with LDP Policy SW11.

In terms of the single storey side and rear extension, as a result of its height and siting, being significantly set back from the front of the property and mainly proposed to the dwelling's rear elevation, would amount to a proportionate and sympathetic addition, which would not dominate the existing dwelling. In addition, it would be constructed in material to match the existing property. The proposal would therefore result in acceptable form of development which would comply with LDP Policy SW11.

Residential Amenity

In terms of residential amenity, the dormer would have no overbearing or overshadowing impact on neighbouring properties, and any overlooking from the rear windows would not be significantly harmful to the occupants of the neighbouring properties.

Regard has also been had for the impact of the single storey side and rear extension on the residential amenities of the adjoining neighbours. In this respect the side extension would be situated just 0.2m from the shared boundary with the dwelling to the south known as 42 Aberfan Road. However, this would replace an existing outbuilding of similar depth and whilst the maximum height would be greater, this would still only be 3.5m at its maximum height sloping down to 2.4m. This height combined with the boundary fence/hedge would ensure that the extension does not result in an overbearing form of development, loss of light or loss of privacy.

The relationship between the proposed development and the neighbouring adjoining properties would be acceptable and complies with LDP Policy SW11. It is also noted that no objections have been received as a result of the publicity exercise.

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:

Proposed Floor Plans and Elevations, Drawing No. A100, Received 9 October 2022
Site Location Plan, Received 9 October 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.

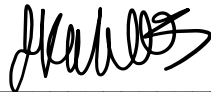
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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



Director of Neighbourhood Services

DATE: 12/10/22