

DELEGATED REPORT

Application No: P/22/0262

Site Address: 50 Wern Isaf
Dowlais
Merthyr Tydfil
CF48 3NY

Development: Single storey extension

Case Officer: Nia Chard

Application Expiry Date: 24th November 2022

Consultation reply date expired: 21st October 2022

APPLICATION SITE

The application site relates to a two-storey, mid-terraced dwelling situated within a residential street in Dowlais. The site is bound by a footpath to the front, highway to the rear and other dwellings on either side. The rear of the property is elevated above the highway.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a single-storey rear extension with associated internal and external alterations. The proposed extension would measure 7m wide, 3m deep and a maximum of 3.5m high, incorporating a mono-pitched roof. The extension would have French doors in its rear elevation and two velux windows in the roof slope. The walls of the extension would be rendered, and the doors and windows would be upvc, these materials would match the dwelling. The roof would be covered with concrete tiles to match the existing roof.

PLANNING HISTORY

There is no planning history relevant to the determination of 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. 6 – Household Design Guide

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

The application site is located in a residential street where there are examples of single storey extensions visible in the streetscene. Given its form and modest dimensions, it is considered to be of an acceptable design and its scale would not appear out of proportion with the main dwelling. Furthermore, the external finishing materials would mainly match the existing house. In this respect, the proposal is found to be in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants (49 and 51 Wern Isaf). In this respect, it is noted that the extension would be directly adjacent to an existing rear extension, which is attached to the adjoining dwelling of 49, Wern Isaf. As such, it would not have any impact in terms of overbearing impact, overshadowing, loss of light, or overlooking/loss of privacy.

The extension would be constructed in close proximity to the shared boundary with the property to the northwest, 51 Wern Isaf. However, given the scale of the extension it is not considered to have an overbearing impact on the occupants of the property or indeed result in an unacceptable degree of overshadowing. In addition, there are no windows proposed in the elevation which faces towards this neighbouring property and as such there would not be any overlooking or loss of privacy.

Having considered the above, and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance 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

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 Elevation, Block Plan and Site Location Plan, Drawing No. Received 29 September 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:

8/11/22