

DELEGATED REPORT

Application No: P/20/0221

Site Address: Bedlinog Primary
Hylton Terrace
Bedlinog
CF46 6RG

Development: Proposed single storey extension

Case Officer: Caroline Pulley

Site Visit: 1st October 2020

Application Expiry Date: 13th September 2021

Consultation reply date expired: 20th August 2021

APPLICATION SITE

The application site relates to Bedlinog Primary School, which is located along Hylton Terrace in Bedlinog. The school is set back and raised above the level of Hylton Terrace. It is bound by undeveloped land to the north, south and east and is orientated to face Hylton Terrace. The nearest residential properties are located approximately 39m to the north.

PROPOSED DEVELOPMENT

The application seeks full planning permission for the construction of a single storey extension along the back wall of the school. It is understood that the application has come forward as part of a proposal to provide a childcare facility at the school. The proposed extension would be positioned alongside the northern side wall of an existing single storey rear extension. It would measure 5m in width by 5.6m in depth and would have a hipped roof with a maximum height of 5.4m. The external walls of the extension would be finished in masonry brickwork to match the existing and the roof would be covered in slates, also to match the existing. The extension would accommodate an office, kitchen and staff toilets in association with the childcare facility, which would be located within the existing rear extension.

In addition to the above it should be noted that the submitted plans also detail a small translucent canopy being erected alongside the southern side elevation of the existing rear extension. This canopy would measure 3m wide, 2.2m deep and 3.2m high.

PLANNING HISTORY

P/04/0332 Provision of playshade (pagoda type canopy)
Approved 03.09.2020

CONSULTATION

Head of Engineering:	No objection.
The Coal Authority:	Advises that the application site lies within a high risk area but noting the location of the site, no objections are raised to the scheme.
Welsh Water:	No objection but advises that the site is crossed by a public sewer.
Planning Division's Ecologist:	No objection.
Bedlinog Community Council:	No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, two site notices were displayed within the vicinity of the site

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 CW1 - Historic Environment

Policy CW2 – Cyfarthfa Heritage Area

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

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

Supplementary Planning Guidance (SPG) Note No. 5 – Nature and Development

PLANNING CONSIDERATIONS

The application site is located within settlement limits, as defined by Policy SW4 of the LDP. Therefore, the principle of erecting an extension on the site is acceptable.

The main issues to be considered when determining this application are therefore:

- The impact of the development on the character and appearance of the existing site and the wider area;
- The impact of the development on the amenity of neighbouring residents;
- The highway/pedestrian safety implications of the development.

The proposed extension would be sited to the rear of the existing school building. It would not look out or place in terms of its siting and being a single storey structure it would have a limited impact on the area. Also, the proposed materials would match the existing and this would further help to ensure that the building appears in keeping with the character and appearance of the school. Overall, it is considered that the proposed extension would have an acceptable impact on the visual amenities of the area and is in accordance with Policy SW11 of the LDP.

Regard has been had to the potential impact of the proposed building and structures on the surrounding residents. By virtue of the fact that the proposed extension and door canopy are to be positioned some 39m from the boundaries of the nearest dwellings, the scheme would have any adverse impact in terms of overlooking, overshadowing or overbearing impact. Thus the impact of the proposed development on residential amenity would be minimal. It is also acknowledged that no objections have been received following the publicity exercise. Consequently, the proposal is acceptable in this regard.

In terms of highway safety, the extension would be accessed through both the school building and school grounds utilising existing arrangements. The Head of Engineering has not raised any objection to the proposed scheme and accordingly, the proposal is considered acceptable from a parking and highway perspective.

Other matters

The Coal Authority has confirmed that the application site falls within a high risk area for Coal Mining Activities. Accordingly, a Coal Mining Risk Assessment would normally be required. However, in this instance, the Coal Authority has recognised that the area where built development is proposed falls outside the defined High Risk Area. Taking this into account, the Coal Authority considers that a Coal Mining Risk Assessment is not necessary for this proposal and have not objected to the application.

In respect of the impact of the scheme on ecology and in particular, priority and protected species, it is noted that a bat survey has been submitted in support of this application. This indicates the area of the school building to be affected by the proposed works is of low potential for roosting bats. The emergence surveys undertaken also found no evidence of any bats roosting within the buildings affected by the works. Following a review of this report and the on-site enhancement measures put forward (i.e. bat and bird boxes), the Council's Ecologist raises no objection to the scheme.

Conclusion

The development is considered to represent a modest addition to the existing school. The proposal would not have an adverse impact on neighbouring amenities, the visual amenity of the area or highway safety considerations.

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:

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:

Bat Survey BE Ecological Ltd, Issue 1, Version B July 2021 received on 16.08.2021
Drawing number TS1476 SK08 received on 16.08.2021
Drawing number TS1476 SK06-D received on 19.07.2021
Drawing number TS1476 SK05-E received on 19.07.2021
Drawing number TS1476 SK07 received on 22.09.2020

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

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

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. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

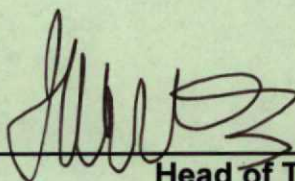
Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

26/8/21