

DELEGATED REPORT

Application No:	P/25/0009
Site Address:	4 Hankey Place Merthyr Tydfil CF47 0UN
Development:	Two storey rear extension
Case Officer:	Marlene Ferreira
Site Visit:	23rd January 2025
Application Expiry Date:	10th March 2025
Consultation reply date expired:	5th February 2025

APPLICATION SITE

The application site relates to a mid-terraced dwelling, 4 Hankey Place, located off Plymouth Street. The property lies in a street with 5 other terraced properties, of a similar appearance and scale, all of which, including the application site, have been extended by means of single and/or two-storey rear extensions. It is served by a relatively long rear garden area, which adjoins a grassed verge and lane that runs along the rear of these properties. The application dwelling, like others along this street, is not served by any on-site parking provision. However, on-street parking is available to the front of the property. The property is currently vacant and appears in a poor state of repair since it has been left unmaintained for a long time.

PROPOSED DEVELOPMENT

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

At ground floor the extension would provide a kitchen/dining area and measure 4.1m wide, 6.5m deep with a 3.65m ridge height. At first floor, the extension would provide a 3rd bedroom and measure 3m wide, 4.75m deep, with a 6.1m ridge height. It would be finished with rendered elevations, artificial slate tiles and UPVC windows. The plans also indicate that a bat and bird box would be installed on the side elevation of the two-storey extension.

PLANNING HISTORY

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

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining occupiers. No letters of representations have been received as a result of this publicity 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 two storey 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 upon residential amenity and ecology are also important considerations.

Character and Appearance

The proposed two storey extension would be sited to the rear of the dwelling. As such, it would not be viewed from the dwelling's primary frontage and would therefore not disturb the character and appearance of the terraced street scene.

The extension, which would only project to the full width of the rear elevation at ground floor, would be set down from the ridge height of the original dwelling, and would be set in, at first floor, from the neighbouring property (3 Hankey Place). In addition, it would be finished with matching materials to the existing dwelling. As such, its scale and design would therefore be acceptable and would not detract from the character and appearance of the dwelling or the wider area. Indeed, the extension would sit between a two-storey

extension (at 3 Hankey Place) and a single storey extension (at 5 Hankey Place) and would therefore be in keeping with the character and appearance of the rear street scene.

The proposal would therefore amount to a proportionate and sympathetic form of development which would be in context with the character and appearance of the existing dwelling and wider area. As such, it would accord with LDP Policy SW11.

Residential Amenity

The proposed rear extension, as referred to above, would be sited immediately adjacent to the dividing boundary with 3 Hankey Place, located to the west, and 5 Hankey Place, located to the east and these are the neighbouring properties most likely to be impacted by this proposal.

It is noted that the extension would project 6.5m from the rear of the property, however, this relates to the ground floor element only. Thus, its single storey height, combined with the dividing boundary fence would ensure that the proposed single storey part of the proposal does not give rise to any significant overbearing impact upon these adjoining occupiers either side, particularly since, as discussed above, 3 Hankey Place is already served by a two-storey rear extension and 5 Hankey Place is already served by a single storey rear extension.

The two-storey part of the development would have a very similar projection to the existing two-storey rear extension at 3 Hankey Place and as such would not have an overbearing, loss of light or loss of privacy impact upon this neighbouring dwelling. However, the two-storey would extend alongside the boundary with the neighbouring property to the east (5 Hankey Place), which is only served by a single storey extension. Nevertheless, it would only project a total of 4.75 metres in depth. Furthermore, it would have a ridge height of 6.1 metres and comprise a pitched roof design, which would be sloping away from this neighbouring property, with an eaves height which would not exceed 5 metres. Given its proposed depth and height, the proposal would not be deemed to have a significantly overbearing impact on this neighbouring dwelling. It is noted however that the extension would result in some loss of light to this neighbouring dwelling's rear first floor windows, mainly during the afternoon/evening. However, this would not be deemed significantly harmful to warrant the refusal of the application since similar relationships are already prevalent in the street. Furthermore, no side facing windows are proposed which would prevent any direct overlooking into the private amenity area of these neighbouring occupiers.

The proposed development has not resulted in the receipt of any representations in terms of objections or concerns from nearby occupiers. Thus, the proposed two storey extension would be considered to have an acceptable relationship with these adjoining properties and as such, would accord with LDP Policy SW11.

Ecology

The proposed development was considered by the Council's Ecologist and it was requested that a Preliminary Roost Assessment (PRA) for bats and nesting birds be submitted in support of the application. Given that the works are proposed on a residential property, where many developments can be undertaken without planning permission, the request for a PRA would be considered unreasonable in this instance. However, it is noted that a bird and bat box would be provided, as indicated on the proposed plans. These

enhancement works would be in line with the Environment (Wales) Act 2016 and Welsh Government Circular 'Securing Biodiversity Enhancements' and would therefore be welcomed.

It is also noted, under chapter 6 of Planning Policy Wales (edition 12) that applications should be supported by Green Infrastructure Statements (GIS). However, due to the scale and nature of the development, the submission of a GIS would be deemed disproportionate and unreasonable. Notwithstanding this, ecological enhancements would be provided (as mentioned above) which would contribute to the wider green infrastructure objectives. Thus, the proposed development would therefore be considered acceptable and accord with LDP Policy EnW1.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and would comply with the relevant policies and guidance.

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 Plans, Drawing Number 1093.02, received: 13th January 2025

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

3. Prior to the beneficial use of the two-storey extension hereby approved, the enhancement measures proposed, as annotated in the submitted plans (Proposed Plans, Drawing Number 1093.02, received: 13th January 2025), shall be implemented and shall be retained thereafter in perpetuity.

Reason - To protect the natural environment and important habitat in accordance 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.

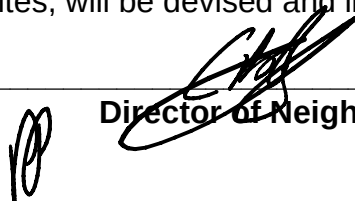
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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

DATE: 07.02.2025