

DELEGATED REPORT

Application No:	P/22/0146
Site Address:	Bryntirion High Street Trelewis Treharris CF46 6AD
Development:	Single storey rear extension and new flat roof over existing single storey extension. Detached garage in rear garden
Case Officer:	Caroline Pulley
Site Visit:	9th June 2022
Application Expiry Date:	12th September 2022
Consultation reply date expired:	11th August 2022

APPLICATION SITE

The application site relates to two-storey, semi-detached dwelling located along High Street in Trelewis. The property fronts onto but is set back from the main highway to the west by a small courtyard garden. Its northern side boundary abuts a narrow access lane. On the other side of this lane is the side wall and rear garden of a two-storey semi-detached property called Brynteg. To the rear, there is a narrow access lane serving other garages in the locality.

PROPOSED DEVELOPMENT

This application seeks planning permission to alter the roof an existing single storey rear extension and construct a new single storey extension alongside the side wall of this extension. It also seeks permission to construct a garage in the rear garden.

As a result of the proposed works, the existing rear extension would be altered to form a larger 'L' shape extension. When viewed from the northern side of the property (facing Brynteg), the extension would project from the main back wall for a distance of 7.10m. To the south, the extension would project 3.75 from the back wall of an existing two-storey extension. When viewed from the rear garden, the extension would measure 6.32m in width. Its flat roof would measure 2.7m in height and would comprise a large roof lantern. The extension would feature a large bi-fold door to the rear and two windows (one serving the kitchen and the other a utility room) to its northern side. The external walls of the extension would have a render finish and the roof would be covered in EPDM rubber.

The garage would be constructed at the very rear of the garden. It would fill the width of the garden and would have an irregular shaped footprint measuring 5.9m wide by 7.7m in depth. Its roof would be pitched and would have an eaves height of 2.3m and a maximum

height of 3.5m. The external walls of the garage would be finished in render and the roof would be covered in tiles to match the existing.

PLANNING HISTORY

There is no recent planning history relating to this property.

CONSULTATION

Head of Engineering: No objection.

Bedlinog Community Council: No response.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and a site notice was 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

PLANNING CONSIDERATIONS

The key considerations in the determination of this application are the visual appearance of the development and its impact on the character and appearance of the surrounding area, and the impact of the development on the amenity and privacy of neighbouring properties. These matters are set out below.

The proposed single storey extension would be located to the rear of the property and as such, it would have no impact on the principal elevation of the dwelling or the street scene of High Street. Moreover, whilst the extension would have a flat roof, it would appear as a modern addition, which is in keeping with the scale and overall appearance of the existing property. While noting that the extension would be located in close proximity to neighbouring dwellings and their gardens, due to its limited scale and height, it would not appear overbearing nor would it result in a significant level of overshadowing or loss of light. Being a single storey structure, the development would not give rise to a harmful level of overlooking, particularly as the side facing windows in the northern elevation would be offset from Brynteg to the north.

While the proposed garage would be relatively large in size and irregular in terms of its shape, it would be of a similar design to the garage located to the rear of the neighbouring property to the north (Brynteg). The height of the garage has also been significantly reduced through the course of this application to lessen the mass and bulk of the building and its overall height. It is also noted that there are a number of garages/outbuildings of different designs in the area and taking this into account, it is not considered that the design or siting of the garage could cause material harm to the character of the surrounding area. It is also noted that the Head of Engineering has not raised any highway safety concerns to the proposed access. Given that the proposed garage would be located at the very rear of the garden where it would sit alongside the side wall of the neighbouring garage, it is not considered that there would be any adverse overshadowing or overbearing impacts arising from the construction of the proposed garage. Further to this, the garage would set apart from the neighbouring property to the north (Brynteg). As such, it would not adversely affect the amenities currently enjoyed by the occupiers of this property.

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

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:

Drawing number BR-03 Rev A

Drawing number BR-04 Rev B

Drawing number BR-05 Rev B

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.

3. If a drop kerb is required, an application form to obtain permission for this aspect of the development can be obtained from the highways department;

Website : <https://www.merthyr.gov.uk/resident/parking-roads-and-travel/roads-footways-and-pavements/dropped-kerb/>

Email : Highways.CustomerCare@merthyr.gov.uk Tel no : 01685 727470 or 725000

4. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property;
- or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

15/8/22