

DELEGATED REPORT

Application No:	P/22/0320
Site Address:	22 Brecon Rise Pant Merthyr Tydfil CF48 2BW
Development:	Erect first floor rear extension and other external alterations
Case Officer:	Marlene Ferreira
Site Visit:	22nd December 2022
Application Expiry Date:	2nd February 2023
Consultation reply date expired:	4th January 2023

APPLICATION SITE

The application site relates to a semi-detached dwelling, 22 Brecon Rise, in the area of Pant. The property is located on a corner plot and elevated above the front highway. It lies in a street of detached and semi-detached dwellings many of which, including the application property, appear to have been extended to the rear by means of single or two storey extensions. The application site rises from the east (front) to the west (rear) and the street slopes down gently from the north to the south. A garage and driveway area are provided to the rear of the property, at higher level, immediately adjacent to 23 Brecon Rise.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a rear first floor extension above the existing flat roof rear extension.

The proposed rear gable extension would measure 5.40 metres wide, 3.05 metres deep, with a 6.6 metre ridge height. It would provide a reconfigured kitchen/dining/living area at ground floor and an additional bedroom at first floor.

PLANNING HISTORY

P/08/0300 – Retention of boundary wall and fence – Refused: 16th September 2008

P/06/0186 – Retention of boundary wall and fence – Refused: 14th April 2007

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 exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: The National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

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 first floor 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 highway safety are also important considerations.

Character and Appearance

The proposed two storey extension would be sited to the rear of the dwelling and would sit above the existing single storey flat roof extension. As such, it would not be viewed in context with the dwelling's primary frontage and would therefore not disturb the character and appearance of the existing front street scene.

Although the proposal seeks to extend to the full width of the rear elevation, it would only project a total of 3.05 metres in depth. Its ridge height would also fall below the height of the original dwelling. Furthermore, the permission would be conditioned so that it is finished in rendered elevations to the existing property. The proposed first floor extension would therefore amount to a sympathetic and subordinate extension which would not have

any significant or adverse impact on the character and appearance of the existing dwelling. Indeed, the gabled rear extension would be of a similar scale, design and finishes, to other two-storey rear additions existing to the rear of neighbouring dwellings along this street.

The proposal would therefore amount to an acceptable form of development which would not detract from the character or appearance of the existing dwelling or the wider street scene and would therefore accord with LDP Policy SW11.

Residential Amenity

The existing dwelling adjoins the boundaries with 21 and 23 Brecon Rise. These are the neighbouring properties most likely to be affected by this proposal.

In respect of 21 Brecon Rise, the adjoining semi-detached property to the south, the proposed first floor extension, like the existing ground floor rear extension, would run alongside the dividing boundary with this property. However, the extension would only extend 3.05 metres in depth. Its rear gable design would result in a pitched roof which would have a maximum 5 metre eaves height and would be slope away from this neighbouring property. The proposed extension would therefore not cause any significant overbearing impact or give rise to any significant loss of light into the rear garden or rear windows of this neighbouring dwelling. Furthermore, the absence of side facing windows would prevent any direct overlooking into this neighbouring property. It should also be noted that no letters of representation were received following this publicity exercise.

In respect of 23 Brecon Rise, the detached dwelling located to the west, the proposed first floor extension would be located over 11 metres from this neighbouring property. This combined with the fact that the neighbouring dwelling is located at a significantly higher level than the application dwelling, and is free of any side facing windows, would ensure that the proposed first floor extension has no significant impact on this neighbouring dwelling. It should also be noted that no letters of representation have been received following the publicity exercise undertaken.

The proposed development and its relationship with adjoining occupiers therefore complies with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide an additional bedroom at first floor. As such, it would increase the demand for on-site parking at the property. However, as stated above, the property is served by a garage and driveway area to the rear of the dwelling. Additional unrestricted on-street parking is also available along the front highway and nearby streets. The proposed development would therefore not have any adverse impact upon parking provision or highway safety and would accord with LDP Policy SW11.

CONCLUSION

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

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:**

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 no: 883, Proposed Plans, Sections and Elevations, received: 8th December 2022

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.

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:

11/1/23