

DELEGATED REPORT

Application No: P/23/0181

Site Address: 49 First Avenue
Galon Uchaf
Merthyr Tydfil
CF47 9UG

Development: Single storey rear extension

Case Officer: Nia Chard

Application Expiry Date: 22nd September 2023

Consultation reply date expired: 22nd August 2023

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, other dwellings on either side and undeveloped land to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for a single storey rear extension. The proposed extension would be 5.52m in depth by 3.1m in width and would have a pitched roof with a maximum height of 3.15m. The extension would provide a ground floor shower room with small hall and would feature a door in its west facing side elevation providing access to the rear garden and a window in its rear elevation. The external walls of the extension would be finished in render and the roof would be covered with grey concrete tiles.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

None undertaken.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties. No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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.

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

Policy SW11: Sustainable design and place making of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The proposed extension, as a result of its siting at the rear of the property, would remain screened when viewing the dwelling within the street scene. Its siting combined with its single storey height and modest scale, would amount to a proportionate and sympathetic addition which would be in context with the existing property. The proposal would therefore result in an acceptable form of development which would not detract from the character or appearance of the dwelling or the wider street scene and as such would comply with LDP Policy SW11.

Regard has also been had to the impact of the extension on the residential amenities of the surrounding occupants. Whilst the proposal would be sited just 0.75 meter from the shared boundary with the dwelling to the north-east known as 51 First Avenue, 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. Additionally, there are no windows proposed in the side elevation, which faces towards this neighbouring property. As such, there would not be any overlooking or loss of privacy. The extension would be positioned approximately 8.35m from the boundary with the dwelling to the other side known as 47 First Avenue and as such would not have an overbearing impact on this property or result in any harmful overshadowing. It is recognised that the extension would feature a door in the elevation which faces towards this property but as this is at ground floor level, views would be suitably obscured by the existing boundary

fence. Having considered the above, 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 Plans and Site Plan
, Drawing No. 2911 DFG, Received 28 July 2023

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

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DATE: 30.08.2023