

DELEGATED REPORT

Application No:	P/24/0025
Site Address:	38 Windsor Road Edwardsville Treharris CF46 5NP
Development:	Two storey rear extension
Case Officer:	Marlene Ferreira
Site Visit:	21st February 2024
Application Expiry Date:	26th March 2024
Consultation reply date expired:	28th February 2024

APPLICATION SITE

The application site relates to an end of terrace dwelling, 38 Windsor Road, in the area of Edwardsville. The property has been extended by means of a single storey rear extension and benefits from side and rear access. An on-site parking space is provided to the side of the property and a double garage is provided at the end of its rear garden. An adopted lane runs along the side and rear of the dwelling.

The property lies in a street of dwellings of a similar appearance, some of which have also been extended by means of single and/or two-storey extensions, dormer extensions and rear outbuildings/garages. Some of the neighbouring properties also benefit from on-site parking by means of a rear garage or hardstanding area, accessed off the rear lane.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a two storey 'L' shaped rear extension.

The extension, which would be set back 7.04 metres from the dwelling's front elevation, would project 4.83 metres to the rear of the property and have a total width of 8.7 metres and a ridge height of 6.6 metres. It seeks to provide a large kitchen/diner with utility area at ground floor and 2 large bedrooms at first floor. The proposed dwelling would be finished with rendered elevations, concrete roof tiles and UPVC windows.

PLANNING HISTORY

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

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 12, February 2024)

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 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, however, given its 'L' shaped design and corner plot location (adjacent to an existing access lane), the side projection of the rear extension would be visible within the street scene. It should be noted however that this part of the extension would only measure 3.4 metres wide and would be set back 7.04 metres from the dwelling's primary frontage. In addition, the ridge height of the extension would be set down significantly from the ridge height of the original dwelling. This, combined with the matching material finishes of the extension, would ensure that the proposal does not dominate the appearance of the existing property or adversely affect or disturb the character and appearance of the terraced street scene.

With regards to the remainder of the extension, whilst this is proposed to extend to the full width of the property, its ridge height, as previously explained, would be over 1 metre lower than the ridge height of the original dwelling and would be finished in materials to match existing property. As such, the rear extension would not have a detrimental impact upon the character or appearance of the dwelling when viewed from the rear street scene. Indeed, two storey extensions are noted as frequent forms of development on nearby neighbouring properties. Thus, the proposed development would appear in context with the rear street scene and would therefore not detract from the character or appearance of the property. The proposal would therefore comply with LDP Policy SW11.

Residential Amenity

The proposed rear extension would adjoin the boundary with the neighbouring property 37 Windsor Road, and this is the property most likely to be impacted by the proposed development.

The two-storey development would extend alongside and adjoin the boundary with this neighbouring property and project a total of 4.83 metres to the rear. It would therefore extend 0.38 metres more than the existing single storey rear extension. However, the two-storey development would comprise a pitched roof design, which slopes away from this neighbouring dwelling, with a 5.9 metre eaves height adjoining this neighbouring property. As such, the eaves height of the two-storey extension would only be 1.93 metres higher than the eaves height of the existing rear extension which currently measures 3.93 metres. Indeed, this neighbouring property (37 Windsor Road) has a very similar single storey rear pitched roof extension with a matching ridge height. As such, given the proposed depth and height of the two-storey extension this would not be considered to result in an unneighbourly form of development or significantly harm the amenities of these neighbouring occupiers. It is noted however that the extension would result in some loss of light to this neighbouring dwelling's rear garden. However, in this instance, this would be deemed minimal, since the application property is located to the north of this neighbouring dwelling. Indeed, similar relationships are already prevalent in neighbouring streets. Furthermore, no side facing windows are proposed, which would prevent any direct overlooking into the private amenity area of these neighbouring occupiers. In this respect, no letters of representation have been received from nearby residents.

The relationship between the proposed extension and the adjoining occupiers is therefore considered acceptable and would comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide additional living accommodation at ground floor and larger bedrooms at first floor. As such, it would not increase the demand for on-site parking at the property since no additional bedrooms are proposed. However, as stated above, the property is served by a garage off the rear lane, which provides two on-site parking spaces and a hardstanding to the side of the property which provides one on-site parking space. As such, the proposed development would not have a significant or adverse impact upon parking provision or highway safety and would therefore comply 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:

- Proposed Elevations, received: 4th April 2024;
- Proposed Floor Plans, received: 4th April 2024.

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. 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.

2. 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 12.04.2024