

DELEGATED REPORT

Application No:	P/24/0057
Site Address:	10 Vernon Close Penyard Merthyr Tydfil CF47 0HY
Development:	Single storey rear extension
Case Officer:	Nia Chard
Application Expiry Date:	8th May 2024
Consultation reply date expired:	9th April 2024

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 Cyfarthfa High School to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for a single storey rear extension. The proposed extension would be 4m in depth by 4.9m in width and would have a flat roof with a height of 3m. The extension would provide a ground floor bedroom and would feature a window in its west facing side elevation. The external walls of the extension would be finished in render to match the existing dwelling and a black EDPM rubber roof is proposed

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 12, February 2024)

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. The extension would be sited almost hard on the dividing boundary with the neighbouring dwelling, 9 Vernon Close, located to the south, and this is the property most likely to be impacted by the proposed development. 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 relationship between the proposed development and this existing neighbouring dwelling would therefore be acceptable and accord with LDP Policy SW11.

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 Elevations, Drawing No. GA 002, Received 13 March 2024
Site Location Plan, Received 13 March 2024

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

3. BEFORE WORKS COMMENCE ON SITE a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord 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: 12.04.2024