

DELEGATED REPORT

Application No: P/23/0178

Site Address: 28 Winifred Street
Dowlais
Merthyr Tydfil
CF48 3SD

Development: First floor extension

Case Officer: Rebecca Owens

Site Visit: 26th July 2023

Application Expiry Date: 5th September 2023

Consultation reply date expired: 16th August 2023

APPLICATION SITE

The application relates to an end of terraced dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, lane to the rear a dwelling to one side and raised land to the other side.

PROPOSED DEVELOPMENT

Full planning permission is sought for a first floor extension above an existing single storey rear annexe. The extension would be the full depth and width of this existing annexe (6.5m by 3.382m respectively) and would have a flat roof with a height of 6.22m. The extension would feature a window in its rear elevation serving a bedroom and a window in the north eastern side elevation. There would be an EDPM roof and the external walls would be finished with render.

PLANNING HISTORY

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

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a letter was sent to the neighbouring property 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 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 would be located to the rear of the dwelling in a discrete siting where it would not be readily visible from public view. In addition, it is noted that there is another example of a two storey flat roof extension within the rear street scene. Thus, whilst it is acknowledged that the proposal would result in a relatively long two storey projection with a flat roof, in this case, it is not considered that it would significantly harm the character of the dwelling or indeed the wider area to an extent that would warrant the refusal of the application on the grounds of design and visual amenity. As such the proposal is found to be acceptable in this respect and in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the extension on the residential amenities of the neighbouring residents. In this respect it is noted that the extension would be erected hard on the shared boundary with 27 Winifred Street. The existing single storey annexe (above which the extension would be erected) has a mono pitched roof with the ridge running along the this boundary which is 4.52m in height. The neighbouring property also has an existing single storey annexe adjacent to this. The proposal would only result in an addition 1.7m in height along the boundary and the presence of the neighbour's annexe would help to reduce its overall impact. As such, it would not have a significant overbearing impact and due to its orientation, it is not considered that it would lead to harmful overshadowing or loss of light. Similarly, as the only windows are proposed within the rear the and the north eastern side elevations, it would not give rise to any direct overlooking or overlooking above that to be expected between terraced properties and thus no concerns are raised with respect to loss of privacy. Having regard to the above and noting that no objections were received following the publicity exercise, the proposal is found to be acceptable in terms of residential amenity and would comply 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:

Drawing Title: Proposed plans & elevations, Drawing Number: WS-02 Rev A. Received on 11 July 2023.

Drawing Title: Site Plans, Drawing Number: WS-03 Rev A. Received on 11 July 2023.

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

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.

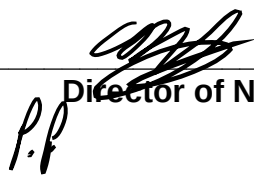
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

3. 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



Director of Neighbourhood Services

DATE: 23.08.2023