

DELEGATED REPORT

Application No:	P/23/0063
Site Address:	5 York Close Heolgerrig Merthyr Tydfil CF48 1SG
Development:	New Dormer to front and rear elevation, new windows to gable and bifold doors to rear.
Case Officer:	Nia Chard
Application Expiry Date:	8th May 2023
Consultation reply date expired:	4th April 2023

APPLICATION SITE

The application relates to a detached bungalow with dormer roof additions providing living accommodation within the roof space. The site is located in a mainly residential area and is within the settlement boundary. The site is bound by a highway to the front, other dwellings on either side and to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought to replace the existing front and rear dormers with larger dormer roof extensions.

The front dormer would be set off the eaves of the roof by 0.82m, would be 9.43m in width and would project out from the front roof plane by a maximum of 3.24m. It would have a flat roof with a height of 2.12m and would feature three windows which would serve a first floor bathroom, ensuite and a bedroom. The rear dormer would be set off the eaves of the roof by 0.32m and would project out from the rear roof plane by a maximum of 3.96m. It would be 9.58m in width. It would also be a flat box roof dormer with a height of 2.62m. This dormer would feature two windows, which would serve a bedroom each.

It is also proposed to create a new first floor window in the north east facing side elevation. This window would serve a bedroom.

In addition to the above, a number of minor alterations at ground floor level are included in the proposed plans. These include the removal of a door and window to the rear elevation, which would be replaced by bi-folding doors, and the creation of two new windows on the side elevation (south west facing).

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 and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties. No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 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.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Supplementary Planning Guidance (SPG) Note No. 6 – Householder Design Guide

PLANNING CONSIDERATIONS

The application site is located in an area characterised by bungalows with many featuring dormer roof extensions. These vary in their design, size and indeed positioning on the roof with front, rear and side dormers visible in the immediate area. In this context, it is not considered that the proposed extensions to the existing front and rear dormers would have any detrimental impact on the character of the street scene or indeed the dwelling itself. Furthermore, the finishes of the dormer would match those already existing. As such, it is considered that the dormers would not have an adverse impact on the character and appearance of the dwelling or street scene and would therefore comply with LDP Policy SW11.

Regard has also been had for the impact of the proposal on the residential amenity of the surrounding occupants. In this respect, it is not considered that the dormer roof extensions would have any overbearing impact. Similarly, in terms of overlooking and loss of privacy it is noted that the front dormer window would have views across the gardens of neighbouring properties and adjacent highway. However, the views would not be excessively greater than those which are often present between neighbouring properties and there would be a sufficient distance from the dwellings on the opposite side of the street to prevent any notable impact to these. Similarly, the dormer would not create any significant greater overlooking to the adjoining dwellings to the rear, known as 93 and 94 Shirley Drive, than the existing dormer window. Whilst a new window is proposed in the rear dormer, this would not give rise to any more overlooking to the neighbour's rear garden than from the window on the existing dormer. It is also acknowledged that the rear dormer could be erected without permission. Having considered the above, the proposal is therefore found to be acceptable in terms of residential amenity and it noted that no representations were received following the publicity exercise. The proposal would thus accord with Policy SW11 of the LDP.

It is noted that the proposal also includes the insertion of a first floor window in the side elevation of the property (north east facing). This window would look toward the garden of the application property and farmland, as such there is not considered to be any direct overlooking or loss of privacy from this window.

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

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 Ground Floor Plan, Drawing No. YC-02, Received 13 March 2023
Proposed First Floor Plan, Drawing No. YC-03, Received 13 March 2023
Proposed Elevations, Drawing No. YC-04, Received 13 March 2023
Site Location Plan, Received 13 March 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

DATE:

19/4/23