

# DELEGATED REPORT

**Application No:** P/22/0266

**Site Address:** 4 Moriah Street  
Bedlinog  
Treharris  
CF46 6RH

**Development:** Single storey rear extension

**Case Officer:** Rebecca Owens

**Site Visit:** 10th October 2022

**Application Expiry Date:** 28th November 2022

**Consultation reply date expired:** 31st October 2022

## APPLICATION SITE

The application relates to a mid- terraced 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 land to the rear which appears to form a split curtilage garden/amenity space. It is noted that the dwelling occupies a lower level than the rear garden which is accessed by steps.

## PROPOSED DEVELOPMENT

Full planning permission is sought for a single storey rear extension. The proposed extension would be 2.05m in depth by 4.05m in width and would have a mono-pitched roof with a maximum height of 3.6m. 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 with facing brickwork (red/brown in colour) and the roof would be covered with brown concrete tiles.

## PLANNING HISTORY

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

## CONSULTATION

Head of Engineering and Highways      No objection

## PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties 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 is of an acceptable design and scale which would represent a proportionate and sympathetic addition to the dwelling. However, a condition ensuring that the roof tiles and brickwork match those of the main dwelling is recommended to ensure that the external finishes are in keeping. With the inclusion of this condition, the proposal would not have a detrimental impact on the character of the dwelling or indeed the area in general and as such would be in accord with Policy SW11.

Regard has also been had for the impact of the extension on the residential amenities of the neighbouring occupants. In this respect it is noted that it would be erected almost hard on the boundary with the dwelling to the east known as 3 Moriah Street. However, it is noted that this neighbouring property and indeed the adjoining dwelling to the west (5 Moriah Street) both have rear annexes which are deeper than the proposed extension. As such the development would not have an overbearing impact on either of the dwellings or result in any harmful overshadowing or loss of light. In addition, given that the rear window is at ground floor level and serves a shower room, it would not give rise to any unacceptable overlooking or loss of privacy. It is also noted that no representations were received following the publicity exercise. As such the proposal would not harm the residential amenity of neighbouring occupants 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:**

**CONDITIONS/REASONS:**

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, floor plan, block plan and section Drawing Number: 2891 DFG, Received on 3 October 2022

**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. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. 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.

3. 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.

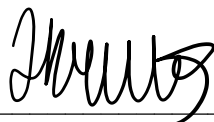
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

4. 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:

4/11/22