

DELEGATED REPORT

Application No:	P/22/0039
Site Address:	2 Newland Park Penyard Merthyr Tydfil CF47 0TJ
Development:	Proposed car port extension, side roof extension and canopy extension to rear of dwelling
Case Officer:	Rebecca Owens
Site Visit:	7th March 2022
Application Expiry Date:	5th April 2022
Consultation reply date expired:	10th March 2022

APPLICATION SITE

The application relates to a large detached dwelling with a generous curtilage located in a residential cul-de-sac within the settlement boundary the site is bound by a highway to the west, and other properties on all other sides.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a car port extension, side roof extension and canopy extension to rear of the dwelling.

The car port extension would be erected off the of northern elevation of the existing garage and would be open on three side with a roof supported on posts. The carport would be 5.2m by 7.7m and would have a hipped roof to match the height (3.9m to ridge) and pitch of the existing garage roof and thus would appear as a continuation of this.

A canopy extension is proposed off the southern elevation of an existing rear annexe. It would also be open on three sides with a roof supported by posts. The roof would be pitched to match the existing annexe roof, and thus would appear as a continuation of this. The canopy would be 7.87m in width by 5.25m in depth and would have a pitched roof with a ridge height of 3.75m.

A roof extension/canopy is proposed along the full depth of the eastern elevation of the dwelling, spanning from the rear of the garage, along the main flank elevation of the dwelling, the side elevation of the rear annexe and along the aforementioned rear canopy extension. This would be mono-pitched and would vary in height with the ridge reducing from 3.2m to 2.5m. It would project off the side elevation by 1.6m

PLANNING HISTORY

The relevant planning history is summarised below:

- | | |
|-----------|--|
| P/19/0247 | Discharge of condition 4 (drainage) of planning permission P/16/0204 relating to a new dwelling
Condition discharged on 27 September 2019 |
| P/18/0240 | Discharge of conditions 3 (materials), 4 (drainage), 5 (retaining works), 6 (landscaping) and 8 (boundaries) of planning permission P/16/0204 for a detached dwelling
Conditions discharged on 1 October 2018 |
| P/16/0204 | Erection of detached dwelling with integral garage and erection of detached garage
Granted planning permission subject to conditions on 10 October 2016 |
| P/16/0116 | Renewal of outline planning permission P/13/0100 - Erection of detached dwelling and garage
Granted outline planning permission subject to conditions on 27 June 2016 |
| P/13/0100 | Outline application for a detached dwelling and detached garage
Granted outline planning permission subject to conditions on 2 May 2013 |

CONSULTATION

The following bodies were consulted and their responses are presented below:

Head of Engineering No objection

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 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 proposal is generally considered to be of an acceptable design and scale. It is noted that the existing garage is located to the front of the dwelling in the form of a substantial single storey projection which is 10.95m in depth from the front elevation. The proposed car port extension would be erected off this extending its depth by an additional 5.2m to 16.15m. However, as it is an open structure (comprising of a roof supported by posts), its overall bulk is lessened. In addition, given the proportions of the dwelling and the variety of housing designs in the immediate vicinity, it is not considered that this element would harm the character of the dwelling or indeed the visual amenities of the wider street scene to an extent that would warrant the refusal of the application. The proposed rear canopy extension would be erected off an existing single storey annexe extending its depth by 5.25m to 9.55m. It is considered that this would represent a sympathetic and proportionate addition. Similarly, no concerns are raised with respect to the side canopy which would be erected along the eastern elevation of the property and adjacent to the eastern boundary where it would be largely obscured from any public views. Notwithstanding the above, as the finish to the roofs of the proposed developments is unknown it is recommended as a condition is attached to any planning permission issued, requiring these to match the roof of the existing dwelling and thus to ensure that they are sympathetic and in keeping with the property.

The impact of the development on the amenity of neighbouring occupants has also been considered. With respect to the car port, it is noted that this would be erected in close proximity to the northern which is shared with 4 Newland Park. However, it is the driveway of this neighbouring property which is located alongside the application site. In addition, there is an existing high boundary fence between the properties which would largely obscure the car port from view and alleviate any potential impact. Whilst the car port would also be erected adjacent to the eastern boundary (shared with The Hideaway and Ty Carreg) and would extend the existing garage projection, given its set back from the boundary and an eaves height of just 2.5m it is not considered that it would represent an un-neighbourly form of development or result in any harmful overbearing impact, overshadowing or loss of light.

The side roof extension comprises of a canopy which would be erected along the eastern elevation of the dwelling connecting to the rear canopy extension, both of which would be adjacent to the boundary with Ty Carreg. However, these would again be set off this boundary line with lower roof height (closest to the shared boundary) being just 2.05m and the maximum height of the side roof canopy reaching just 3.25m. As such, it is not considered that they would have any adverse impact on the neighbouring property.

It is also noted that no representations were received from the neighbouring occupants following the publicity exercise. The proposal is therefore found to be in accord with Policy SW11 in respect to its impact on residential amenity.

Finally, it is noted that the car port would not impinge on highway or pedestrian safety and as such it deemed to be acceptable in this respect. As such no objection has been received from the Head of Engineering.

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 and sections, Received on 8 February 2022

Proposed floor plans, Received on 8 February 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 roof surfaces of the car port, rear canopy and side roof/canopy 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. 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.

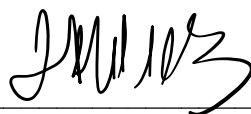
If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although 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.

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



Head of Town Planning

DATE:

14/3/22