

DELEGATED REPORT

Application No:	P/24/0160
Site Address:	17 Meyrick Villas Merthyr Tydfil CF47 8PX
Development:	Demolition of existing side extension and proposed side extension
Case Officer:	Rebecca Owens
Site Visit:	14th August 2024
Application Expiry Date:	27th August 2024
Consultation reply date expired:	30th July 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, rear lane and other dwelling on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought for the demolition of an existing side extension and for the erection of a new single storey side extension in its place. The proposed extension would be set back 1m from the principle elevation and would be 3.5m in width by 7.2m in depth. The extension would have a mono-pitched roof which would vary in height due to the profile of the site so with a ridge height of 3.92m at the front increasing to 4.95m at the rear. The extension would feature a door and window in its side elevation and further windows in the front and rear elevations.

PLANNING HISTORY

There is no recent planning history which needs to be considered 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, letters were sent to 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

Policies SW11: Sustainable design and place making and CW1 Historic environment of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are 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 application relates to one of a pair of semi-detached dwellings with symmetrical front elevations. However, it is noted that the adjoining property already benefits from a substantial side extension which comprises a garage. The proposed extension would be set back from the main front elevation and is considered to be of a subservient and sympathetic design and scale. As such, it is not considered that it would adversely impact on the character of the dwelling or further unbalance this semi-detached pair. Similarly, it would not harm the visual amenities of the wider streetscene. As such the proposal would accord with Policy SW11 in this respect.

The impact of the extension on the residential amenities of the neighbouring occupant has also been considered. In this respect it is noted that the extension would be erected adjacent to the shared boundary with 16 Meyrick Villas, which is at a slightly lower level than the application site. Whilst it would be larger than the existing annexe which it would replace, the proposed extension would be set back from the shared boundary by over 2.5m and would be largely alongside the neighbouring garage. As such it is not considered that it would have any overbearing impact or result in any significant overshadowing or loss of light. In addition, whilst there would be a window in the rear elevation which faces toward the dwellings located to the rear of the site, this is of a sufficient distance that it would not give rise to any unacceptable overlooking or loss of privacy and views across from this to the garden of 16 Meyrick Villas would not be significantly greater than from the existing first floor windows. Having regard to the above and noting that no objections have been received following the publicity exercise the development is found to be acceptable in terms of residential amenity and again in accord with Policy SW11.

It is recognised that the extension would be wider than the existing annexe which it is proposed to replace. As such the extension would impinge on the existing hard standing area which provides the dwelling's parking. However, it would appear that this area currently only accommodates a single space which would be retained to the front of the extension. As such there would be no loss of parking as a result of the proposed

development. Notwithstanding this, it is considered that there would be adequate parking on street should this be needed. Accordingly, no concerns are raised with respect to parking or highway safety.

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:

Drawing Title: Existing & Proposed Block Plans, Drawing Number: 4169.PL.02 Rev. A, Received 15 August 2024

Drawing Title: Proposed Plans & Elevations, Drawing Number: 4169.PL.04 Rev. D, Received 2 July 2024

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.

4. **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. 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.

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. 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

p.p. 

Director of Neighbourhood Services

DATE: 16th August 2024