

DELEGATED REPORT

Application No:	P/21/0255
Site Address:	41 Webster Street Treharris CF46 5HP
Development:	Erection of single storey rear extension and associated external alterations
Case Officer:	David James
Site Visit:	17th August 2021
Application Expiry Date:	13th September 2021
Consultation reply date expired:	17th August 2021

APPLICATION SITE

The application site relates to an end-of-terrace dwelling situated within the residential area of Treharris, and within the Treharris Conservation Area. The property faces in a westerly direction and is bound by a highway to the front and south side, another dwelling on its north side, and a lane to the rear.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan 2016 – 2031.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a single-storey extension, with associated internal and external alterations, on the rear elevation of the dwelling. The extension would be sited on part of the rear garden which is at the same level as the dwelling. The remainder of the rear garden area is at a higher level than the dwelling.

The proposed extension would measure 2.6m wide, 4.1m deep and a maximum of 3.2m high, incorporating a flat roof with a central glazed 'lantern' feature. It would have patio doors in its rear elevation. The roof of the extension would be finished with an insulating material and glazing, the walls would be dashed, and the doors and windows would be grey upvc. These materials would mainly match the dwelling.

PLANNING HISTORY

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

CONSULTATION

None undertaken.

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

Policy CW1 – Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

SPG 6 – Householder Design

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property, the wider street scene, as well as that of the Treharris Conservation Area. The impact on the amenity of neighbouring residents is also an important consideration.

It is noted that there are a number of examples of rear additions visible in the rear street scene which vary in their scale and appearance. In terms of visual amenity, the extension would be located to the rear of the dwelling, away from the front street scene. However, as the dwelling is located at the end of a terrace, the extension would be visible from the highway to the south, and would actually replace part of the dwelling's boundary wall which adjoins the highway. The extension would be erected on part of the rear garden area that is at a lower level than the highway to the south. Additionally, it would be single-storey in nature and have a flat roof. This would not result in a particularly prominent addition, and would not be significantly higher than the existing boundary wall. Moreover, the walls of the extension would match the finish of the dwelling, whereas the existing boundary wall does not. It is considered to be of an acceptable design and its modest scale would not appear out of proportion with the main dwelling. Furthermore, the external finishing materials would mainly match the existing house. Taking these factors into account it is not considered that the extension would have an adverse impact on the appearance of the dwelling, the wider street scene, or the Treharris Conservation Area. In this respect, the proposal is found to be in accord with policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the extension would be sited adjacent to an existing rear two-storey annexe, on the lower rear garden area, and adjacent to the highway to the south. As such and given its single-storey nature and overall modest scale, it is not considered that it would have any harmful impact on adjoining and nearby dwellings in terms of overbearing, overshadowing, loss of privacy, or loss of light impacts.

Overall, having considered the above and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance with policies SW11 and CW1 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:

Sheet 1 of 3 (Sections) received on 19th July 2021

Sheet 2 of 3 (Sections) received on 19th July 2021

Sheet 3 of 3 (Elevations) received on 19th July 2021

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

INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

20/8/21