

DELEGATED REPORT

Application No:	P/24/0031
Site Address:	17 Morlais Street Pentrebach Merthyr Tydfil CF48 4BS
Development:	Demolition of rear single story annex and erection of single storey rear annexe
Case Officer:	Rebecca Owens
Site Visit:	8th March 2024
Application Expiry Date:	11th April 2024
Consultation reply date expired:	12th March 2024

APPLICATION SITE

The application relates to a mid-terraced dwelling located in the settlement boundary in a mainly residential area. The site is bound to the front by a highway and to the side and rear by other dwellings.

PROPOSED DEVELOPMENT

Full planning permission is sought for the demolition of an existing single storey rear annex and for the erection of new single storey rear extension. The proposed extension would be 2.12m in depth by 4.69m in width and would have an almost flat roof with a height of 2.76. The roof would be covered with a single ply roofing membrane and the rear elevation would be finished with render. However, the side elevations would remain un-rendered. The extension would feature a window and door in its rear elevation.

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 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 12, February 2024)

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 considered to be of a modest scale and an acceptable design which would not appear as an incongruous addition to the property. Whilst it is recognised that only the rear elevation would be rendered, the extension is flanked on both sides by the two storey extensions of neighbouring properties and as such these elevations would not be visible. Similarly, no concerns are raised with respect to its impact on the neighbouring properties. The proposed extension would be smaller than the annexe that it seeks to replace and as noted above, would be flanked on both sides by the two storey extensions of the neighbouring dwellings. As such it would not have any harmful impact on the dwellings either side and would not have any greater impact on the properties to the rear. It is also noted that no representations were received following the publicity exercise. As such the proposal is found to be acceptable in terms of its visual impact and in terms of its impact on residential amenity and as such would accord 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:**

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: General Arrangements - as Existing/Proposed, Drawing Number: MOR017/001 Rev. E, Amended Plan Received on 29 February 2024.

Drawing Title: Elevations - as Existing/Proposed - OS Plan, Drawing Number: MOR017/002, Rev. D, Amended Plan Received on 29 February 2024.

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

3. **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 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.

5. With respect to condition 3, it is advised that 1 no. bat box (woodcrete or woodstone) is erected on the eastern elevation. For example, see <https://www.greenwoodsecohabitats.co.uk/shop> (single crevice bat box).

RECOMMENDATION ENDORSED


PP Director of Neighbourhood Services

DATE: 18.03.2024