

DELEGATED REPORT

Application No:	P/24/0118
Site Address:	111 Heolgerrig Heolgerrig Merthyr Tydfil CF48 1RN
Development:	Demolition of existing single storey rear extension and erection of single storey rear extension with balcony above and privacy screens, erection of rear dormer, erection of glazed gable feature to the rear elevation, other external alterations to the dwelling and erection of external glazed canopy over pool
Case Officer:	Rebecca Owens
Site Visit:	5th June 2024
Application Expiry Date:	9th July 2024
Consultation reply date expired:	13th July 2024

APPLICATION SITE

The application relates to a large detached dwelling within a generous curtilage which is located in a mainly residential area within the settlement boundaries. There is a highway to the front of the site with a park, undeveloped land, other dwellings and a stables surrounding the sides and rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the demolition of existing single storey rear extension and the erection of a new single storey rear extension with balcony above and privacy screens, erection of a rear dormer, erection of a glazed gable feature to the rear elevation, other external alterations to the dwelling and the erection of an external glazed canopy over pool.

The property currently benefits from a single storey rear annexe. It is proposed to demolish this and erect a new extension in its place with a stone cladding finish. This extension would be 5.18m in depth by 10.58m in length and would feature large windows in its two side elevations and large glazed sliding doors in its rear elevation. The roof of the extension would be flat and would create a large roof terrace. This would be enclosed with a roof parapet wall and glazed balustrade on three sides and privacy screens along the northern side. A canopy is also proposed off the north western elevation of the extension.

A dormer window is proposed centrally in the rear plane of the main roof. This would be 3.4m in width with a pitched roof at the same height as the ridge of the main roof. This would be covered with standing seam metal roofing and have rendered sides.

A glazed gable feature is also proposed to the rear. This would be 2.8m in width and would project out front the main rear elevation by 0.98m. This would have a standing seam metal roof and a fully glazed rear elevation and mainly glazed sides.

Other external alterations to the dwelling are summarised below:

- The insertion of a main entrance door with glazed side window in the south western elevation
- The removal of a canopy off the south eastern elevation;
- The removal of the front door and two upper windows in the south eastern elevation and the insertion of three new windows (one on each floor) and a large glazed section spanning the three floors incorporating a doorway at ground floor.
- The introduction of timber cladding to part of the south eastern elevation and north eastern elevation
- The insertion of a roof light in the north eastern plane of the main roof.
- The replacement of a second floor window in the north western side elevation of the main dwelling with a smaller window;
- Re-roofing the main roof and roof of the south eastern side annex with a standing seam metal roof.

Finally, it is proposed to erect a glazed canopy over the existing swimming pool located in the curtilage of the dwelling. This would be 12.37m in length by 6.49m in width with a flat roof 2.53m in height. The roof of the canopy would be retractable.

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 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 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 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 application relates to a large detached dwelling located at the end of an access lane which serves a further four dwellings. There is no uniformity in the siting, design or scale of these properties which are sporadically located around the access and all differ in their appearance. With the lack of any consistency between these dwellings there is more flexibility to alter the appearance of the application dwelling without harming the character and visual amenities of the area which is located in Urban Character Area 9. The proposed developments are also located to the rear of the property where they would be largely out of view from public vantage points. Having regard to this context, it is not considered that the developments would have any harmful visual impact and as such the proposal is found to accord with Policy SW11 of the LDP.

Given the generous curtilage of the application site and the distance of extensions the nearest adjoining dwellings, there would be no overbearing impact, overshadowing or loss of light to neighbouring occupiers. Furthermore, no concerns are raised with respect to overlooking or loss of privacy from the additional windows proposed in the dormer or gable feature. It is recognised that the proposal includes the creation of a roof terrace above the rear extension. This would feature a privacy screen along the north western side which would prevent any views to the nearest dwellings in this direction (known as 114 and 114A Heolgerrig) and would be sufficient distance from any dwellings to the east and west as to avoid any harmful impact. The canopy over the swimming pool would be located just over 1m from the north western boundary and thus in closer proximity to the dwellings that adjoin this, but given its scale and height it is not considered that it would have any impact on residential amenity. Having regard to the above and noting that no objections were received following the publicity exercise the proposal is found to accord with Policy SW11 in terms of its impact on residential amenity.

Whilst it is noted that the proposal would involve works to the roof of the dwelling, given the scale and type development it is not considered proportioned to request any ecological survey works. However, it is recommended that an informative would be appropriate highlighting the protected status of bats and nesting birds. It is also recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, which only includes extensions to the dwelling, a canopy and other minor external alterations, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement would be sought and secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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: Proposed Plans - Proposed site Plan, Received on 14 May 2024.

Drawing Title: Proposed Plans - Proposed elevations, roof plans and floor plans, Received on 14 May 2024.

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

3. **BEFORE WORKS COMMENCE ON SITE** details of the privacy screen along the north western side of the roof terrace shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and privacy screen shall be retained in a good condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil 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. 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.

RECOMMENDATION ENDORSED



 **Director of Neighbourhood Services**

DATE: 20.06.2024