

DELEGATED REPORT

Application No:	P/23/0158
Site Address:	15 Tudor Terrace Tudor Street Merthyr Tydfil CF47 8RU
Development:	Single storey infill rear extension, rear dormer attic conversion. Replace existing shed roof with tiles
Case Officer:	Nia Chard
Application Expiry Date:	9th August 2023
Consultation reply date expired:	10th July 2023

APPLICATION SITE

The application relates to a mid-terraced dwelling located in a mainly residential area within the settlement boundary. The site is bound by highways to the front and rear with dwellings to either side. Part of the rear gardens of the properties in the street are at a higher level than the properties.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey infill extension, a rear dormer, and replacement roof on existing shed.

The proposed single storey extension would be 4.1m in depth by 2m in width. The extension would have 2.8m high roof incorporating a 0.54 roof lantern. The extension would provide an extended dining area on the ground floor which would have bi-folding doors leading to the garden. The external walls of the extension are to be finished in render to match the existing property.

Full planning permission is also sought for the erection of a rear dormer roof extension. The dormer would be 5.2m in width and would project out from the rear roof plane by a maximum of 3.6m. The dormer would contain a window in its rear elevation which would serve a bedroom. A EPDM flat roof is proposed and the external walls would be finished in concrete hanging tiles to match the existing roof.

The proposal also includes a replacement roof to the attached existing shed, the metal sheet roof would be removed and replaced with a tile roof to match the existing dwelling.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration 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 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 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 and wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the proposed dormer would be located to the rear of the dwelling, away from the street frontage. As such, it would not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from the highway. The dormer is considered to be of an acceptable

design and its scale would not appear out of proportion. The proposed extension is also considered to be of an acceptable design and scale and would be a sympathetic addition, which is in proportion with the dwelling. In addition, the external finishes would match those of the existing property, thus helping the extension to appear in keeping. It is also noted that there are other examples of rear annexes and extension of various designs and scales within the rear streetscene and as such, the proposal would not appear incongruous or adversely affect the character of the area in general. The proposal is therefore found to be in accord with Policy SW11 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, the dormer window would not have any overbearing impact or result in any significant overshadowing. It is noted that the proposal would introduce second floor windows to the dwelling which would allow for some overlooking into the rear gardens of the adjoining dwellings on either side of the site. Whilst this impact is acknowledged, it is not considered that the proposal would cause undue harm to the amenities of the adjacent properties in terms of loss of light, loss of privacy or overbearing impact.

With regard to the single storey in-fill extension, this would replace an existing annex. In this respect it is noted that the extension would only have impact on the neighbouring property known as 16 Tudor Terrace. It is noted this property already has a single storey extension erected hard on the boundary line. Whilst the proposed single storey element of the proposal would project out past this extension (by approximately 1m) the presence of the neighbouring extensions would significantly reduce the overall impact of the development. As such, the development would not have an overbearing impact on this property or result in any unacceptable loss of light or overshadowing impact.

Having considered the above and with the lack of any representations following the publicity exercise, the proposal is found to be satisfactory in terms of residential amenity and thus in accord with Policy SW11.

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:
Proposed Plans Drawing No. TT-03, Received 14.6.2023
Proposed Elevations Drawing No. TT-04, Received 14.6.2023
Site Plans Drawing No. TT-05, Received 14.6.2023
Site Location Plan, Received 14.6.2023

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

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: 21.07.2023

P.P.