

DELEGATED REPORT

Application No: P/23/0160

Site Address: 25B Holford Street
Cefn Coed
Merthyr Tydfil
CF48 2RW

Development: First floor extension

Case Officer: Rebecca Owens

Application Expiry Date: 14th August 2023

Consultation reply date expired: 12th July 2023

APPLICATION SITE

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

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a first floor extension to bring the existing first floor in line with the lower ground floor extension. The extension would add an additional 1.35m in depth to the first floor giving it a projection of 6.22m and would be the same width (3.6m) and with the same pitched roof and ridge height as the existing extension (7.5m). The extension would have a Juliette balcony in the rear elevation, its roof would be covered with concrete tiles to match the existing roof and its external elevations would be finished in spar render.

PLANNING HISTORY

The relevant planning history is detailed below:

P/99/0316 Two storey extension and single storey extension
Granted planning permission subject to condition on 22 October 1999

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 site relates to a mid-terrace dwelling located in a mainly residential area within the settlement boundaries. Accordingly, the principle of development is considered to be acceptable subject to compliance with other planning policies and material planning considerations.

Character and visual amenity

The proposal is for a first floor extension which would extend an existing first floor extension to the same depth as the ground floor. Whilst this would result in a longer two storey projection off the main rear elevation of the dwelling, it is not considered that the resulting annexe would appear out of scale. In addition the design and overall appearance is also deemed to be appropriate. Accordingly, the proposal is found to accord with Policy SW11 of the LDP.

Residential amenity

The impact of the proposed works on the residential amenity of neighbouring occupants has also been considered. In this respect, it is noted that the application site is bound on both sides by other residential properties. The extension would be hard on the boundary with the dwelling to the east known as 25c Holford Street, which currently benefits from a single storey rear extension. The extension of the first floor would have an increased impact on the occupants of this neighbouring property but having regard to the presence of the single storey extension and the fact that the increase in depth would be just 1.35m, it is not considered that there would be a harmful overbearing impact or any significant increase in overshadowing or loss of light. The extension would be set off the boundary with the dwelling to the west (25a Holford Street) and this property features a two storey rear extension. Thus, whilst the extension would project past this neighbouring annexe,

its two storey extension and the set back would help to lessen its overall impact and again it is not considered that there would be an overbearing impact or any unacceptable loss of light or overshadowing. Finally, as the only new glazing would be from French doors serving a Juliette balcony in the rear elevation, they would not give rise to any overlooking or a loss of privacy greater than to be expected between terraced dwelling and thus which would be deemed unacceptable. Having regard to the above and noting that no objections were received following the publicity exercise, the impact on residential amenity is deemed acceptable and the proposal is found to comply 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: Existing Ground Floor Plan, Proposed Ground Floor Plan, Drawing Number: 02A, Received on 19 June 2023.

Drawing Title: Existing First Floor Plan, Proposed First Floor Plan, Drawing Number: 03A, Received on 19 June 2023.

Drawing Title: Existing Section and South Elevation, Proposed South Elevation, Drawing Number: 04A, Received on 19 June 2023.

Drawing Title: Existing West Elevation, Proposed West Elevation, Drawing Number: 05, Received on 19 June 2023.

Drawing Title: Existing East Elevation, Proposed East Elevation, Drawing Number: 06, Received on 19 June 2023.

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.

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. 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.

4. 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.

RECOMMENDATION ENDORSED _____ p.p. _____



Director of Neighbourhood Services

DATE: 24/07/2023