

DELEGATED REPORT

Application No:	P/23/0161
Site Address:	93 Heolgerrig Heolgerrig Merthyr Tydfil CF48 1SB
Development:	First Floor Extension and Single Storey Rear Garden Room Extension
Case Officer:	Rebecca Owens
Site Visit:	3rd July 2023
Application Expiry Date:	14th August 2023
Consultation reply date expired:	12th July 2023

APPLICATION SITE

The application relates to a mid-terraced dwelling located in a mainly residential area in the settlement boundary. The site is bound by a highway to the front, land/access lane to the rear and dwellings on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a first floor extension and single storey garden room extension.

The dwelling currently benefits from a mono-pitched rear annexe and it is proposed to erected the extension above this. It would be the same depth and width (4.11m by 6.35m respectively) and would have a pitched roof with a ridge height of 6.1m. The extension would feature two first floor windows serving a bedroom and shower room. The external walls would be finished with smooth render to match the existing elevations and the roof would be covered with interlocking tiles to match the main roof.

The single storey extension would be erected off the rear elevation of the annexe. It would be 3.6m in depth by 4m in width with a flat roof at a height of 3.46m. The roof would feature a central roof lantern which would project above the roof by 0.34m and the rear elevation would contain bi-folding doors. The external walls would again be finished with smooth render.

PLANNING HISTORY

The relevant planning history is detailed below:

P/99/0082	Rear extension Granted planning permission subject to condition on 22 April 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

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 proposed extensions are considered to be of an acceptable design and scale which would appear in proportion and sympathetic to the dwelling. As such they would not appear discordant or harm the character and visual and visual amenities of the dwelling itself or indeed the wider area which it is noted falls within Urban Character Area 9. As such the proposal is found to accord with Policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the extensions on the residential amenities of the neighbouring occupants, in this respect it is noted that the first floor extension would be erected hard on the boundaries with the dwellings on either side known as 92 and 94 Heolgerrig. However, given the arrangement between these dwellings, the extension would not have an overbearing impact or result in any unacceptable loss of light or overshadowing. Similarly, given the scale of the proposed single storey extension it is not considered that this would have any harmful impact in these respects. It is also noted that there are dwellings adjoining the boundaries at the bottom of the gardens. Whilst the first floor windows in the first floor extension and bi-folding doors in the single storey extension would face towards these, it is not considered that they would result in views which are more harmful than those that already exist from other surrounding dwellings. Having regard to the above and noting that no objections have been received following the publicity exercise, the proposal is found to be acceptable in terms of residential amenity and in 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: Existing and Proposed Plans and Elevations, Drawing Number: 23/05/01, Received on 19 June 2012.

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

INFORMATIVES

1. 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.

2. 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.

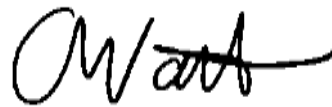
3. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

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.

RECOMMENDATION ENDORSED _____

p.p. _____



Director of Neighbourhood Services

DATE: 24/07/2023