

DELEGATED REPORT

Application No:	P/22/0030
Site Address:	10 Monmouth Drive Castle Park Swansea Road Merthyr Tydfil CF48 1JA
Development:	Demolish existing garage and construct new single storey extension to side and new parking area with dropped kerb
Case Officer:	Nia Chard
Application Expiry Date:	8th April 2022
Consultation reply date expired:	7th March 2022

APPLICATION SITE

The application site relates to a two-storey semi-detached dwelling located on a corner plot within the Castle Park estate. The side and rear of the property is bound by highways, the front of the property is bound by a footway whilst the northern side of the property is bound by a neighbouring dwelling.

PROPOSED DEVELOPMENT

Full planning permission is sought to demolish an existing garage and the erection of a new single storey side extension. The front of the proposed extension would be set back from the main front elevation of the dwelling by 0.3m and would be 5m in width by 7.9m in depth. It would have a pitched roof with a maximum height of 4.4m. It would feature a window in its front elevation, a window and door on the side elevation and patio doors in the rear elevation. The roof of the extension would be tiled, the walls would be brick, and the door and windows would be white upvc. These materials would match the existing dwelling.

It is proposed to create two parking spaces to the front of the dwelling in area which currently is a grassed front garden. This would be 4.8m in width by 4.8m in depth, and would be constructed using permeable material.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

None Undertaken.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 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.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design. With regard to side extensions this states:

“Side extensions are often visually prominent and have the potential to greatly impact on the character of the building and the wider street scene. Therefore a side extension

requires a sensitive approach to its design to ensure it integrates well with the surrounding area and respects the character and appearance of the house. Single storey side extensions, if well designed, can often be introduced with a minimal impact on the dwelling.... The appropriate width of a side extension will largely depend on the size of the house. In most cases, where a side extension is greater than 50% of the total width of the front elevation of the house, it will increasingly appear less subservient”.

PLANNING CONSIDERATIONS

The application site is located in a residential street where there are examples of single storey extension visible in the streetscene. The application dwelling currently also currently benefits from a single storey side garage, which would be demolished in order for the proposal to be constructed. In terms of design and scale of the proposed extension it is acknowledged that it would be 5m in width, which is wider than 50% of the main front elevation of the dwelling. Whilst this is contrary to the advice contained within the above SPG, having regard to the scale and appearance of the existing garage, it is not considered that the proposed extension would harm the character of the dwelling or the visual amenities of the area in general. As such, whilst the extension is not strictly in accord with the SPG it is considered acceptable in terms of its design and impact on visual amenities and as such does not conflict with Policy SW11 of the LDP.

Turning to residential amenity, it is noted that there have been no letters of objection received to this application. Being single storey in height and being situated adjacent to the highway and away from the boundary with neighbouring properties, the extension does not give rise to any adverse amenity issues.

The proposed parking area to the front of the dwelling would be accessed via the existing highway. It would provide parking to serve the occupants of the dwelling. It is not considered that this element of the scheme would have a detrimental impact on highway and pedestrian safety.

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 Site Plan, Drawing No. MD-05, Received 18 March 2022
Proposed Parking Sections, Drawing No MD-08, Received 18 March 2022
Proposed Elevations, Drawing No. MD-04, Received 11 February 2022
Proposed Floor Plans, Drawing No. MD-03, Received 11 February 2022
Location Plan, Received 11 February 2022

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



Head of Town Planning

DATE:

28/3/22

