

DELEGATED REPORT

Application No:	P/21/0391
Site Address:	10 Hylton Terrace Bedlinog CF46 6RG
Development:	Ttwo storey rear extension and single storey rear extension
Case Officer:	David James
Site Visit:	14th December 2021
Application Expiry Date:	10th January 2022
Consultation reply date expired:	13th December 2021

APPLICATION SITE

The application site relates to a terraced dwelling situated within the residential area of Bedlinog. The property faces southwest onto the highway at the front. It is bound by other dwellings to either side and a highway to the rear.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan 2016 – 2031.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a two-storey rear/side extension, and a single-storey rear extension, with associated internal and external alterations. The extensions would provide disabled facilities.

The proposed two-storey rear/side extension would be erected on the main rear elevation of the dwelling, and adjoining an existing two-storey rear projection. It would measure 1.7m wide, 3.2m deep and 5.4m high, incorporating a flat roof. The extension would incorporate a lift for disabled use and would have French doors in its rear elevation at ground floor level, and a window at first floor level. Its walls would have a rendered finish, the roof would be covered with rubber and its windows and doors would be upvc. These materials would mainly match the existing dwelling.

The proposed single-storey rear extension would be erected on the rear elevation of the existing two-storey extension, and would replace an existing single-storey extension, in a similar location. It would measure 3.3m wide, 3.8m deep and a maximum of 3.3m high, incorporating a mono-pitched roof. The extension would incorporate a bathroom for disabled use and would have a window in its southeast side elevation. Its walls would

have a rendered finish, the roof would be covered with tiles and its window would be upvc. These materials would match the existing dwelling.

PLANNING HISTORY

There is no recent planning history relevant to the determination of this application.

CONSULTATION

Bedlinog and Trelewis Community Council No objection

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 CW1 – Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

SPG 6 – Householder Design

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 extensions would be located to the rear of the dwelling, away from the street frontage and adjoining an existing rear extension. As such, they would not be visible from the front street scene. Additionally, there is a considerable difference in level from the rear of the dwelling to the highway to the rear, so much so that the extensions would not be visible from it. Therefore, they would not have an adverse impact on the appearance of the dwelling when viewed from the highways. The extensions would be of an appropriate scale, and their external finishes would mainly match those of the dwelling. It is acknowledged that the two-storey extension would have a flat roof, which would not match those of the existing dwelling. However, given its unobtrusive siting and relatively modest dimensions, this it is not considered that this would warrant refusal of the application. As such, the proposal is considered to be of an acceptable design. Taking this into account, the proposal is 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, it is noted that the proposal would result in a two-storey development adjoining the shared boundary with 11 Hylton Terrace. It is acknowledged that this would result in some impact on number 11 in terms of overbearing, overshadowing and loss of light impacts. However, it is noted that the extension would be only 3.2m deep, with a flat roof. This would somewhat mitigate the impact of the proposal on this adjoining dwelling in these respects. Additionally, the gardens of Hylton Terrace face northeast, with the extension being erected to the northwest of number 11 and adjoining an existing two-storey extension. As such, it is not considered that the proposed extension would be unacceptably overbearing, nor would it result in a harmful level of overshadowing or loss of light.

The proposal would also result in a degree of overlooking impact from the proposed two-storey extension to the rear garden of number 11. In this respect, it is noted that the proposed extension would have a window in its rear elevation at first floor level, with oblique views toward the number 11. However, this window would not serve a habitable room (the extension would contain a lift). Moreover, it is not considered that the new window would significantly increase the level of overlooking, compared to the existing first floor window in the rear elevation of number 10. As such, and given the nature of the rear gardens of terraced properties, a significant degree of overlooking between the properties would already occur. As such, it is not considered that the proposed extension would increase the degree of overlooking to a harmful level.

The two-storey extension would be erected adjoining an existing two-storey extension (on its southeast side elevation) and would not project past it. As such it would not have any harmful impact on the adjoining dwelling of number 9, to the northwest. Similarly, the proposed single-storey extension would be erected in a similar position to an existing extension, adjoining a similar extension on the rear of number 9. It would not extend beyond this adjoining extension. As such, and given its modest size and single-storey nature, it would not have any harmful impact on number 9, in terms of overbearing, overshadowing, loss of light, or overlooking.

The proposed single-storey extension would be erected 1.7m from the shared boundary with number 11, and would have a window in its side elevation, which would face toward this adjoining dwelling. However, this window would replace an existing window and door, which face in the same direction. Furthermore, the window would serve a bathroom, and would likely be non-openable and fitted with obscured glazing. As such and given the extension's modest size and single-storey nature, it would not have any harmful impact on number 9, in terms of overbearing, overshadowing, loss of light, or overlooking.

Overall, while there is some concern that the development may lead to some impacts, between the application property and the adjoining dwelling (No. 11), having considered the above and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance 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:

2823 DFG (Existing and Proposed Elevations and Sections) received 15th November 2021

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.

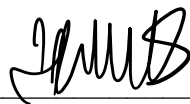
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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:

15/12/21