

DELEGATED REPORT

Application No:	P/22/0143
Site Address:	28 Rhodfa Terrace Merthyr Road Troedyrhiw Merthyr Tydfil CF48 4JG
Development:	Single storey and two storey rear extension with extended loft conversion and other alterations
Case Officer:	Rebecca Owens
Site Visit:	20th June 2022
Application Expiry Date:	1st August 2022
Consultation reply date expired:	8th September 2022

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 a highway to the front, lane to the rear and other dwellings on either side. The profile of the site is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission is sought for a single storey and two storey rear extension with extended loft conversion and other alterations.

The proposed two storey extension would be 4.73m in depth by 4.77m in width and would have a pitched roof with a ridge height of 8.2m (0.3m below the ridge of the main roof). The extension would feature two first floor windows serving a bedroom and bathroom and three roof lights would be inserted into each of the side roof planes to serve the bedroom in the roof space. A single storey extension is also proposed off the rear elevation of this two storey extension. This would be the same width (4.77m) and would be 1.35m in depth. It would have a mono-pitched roof with a maximum height of 3.58m and there would be two roof lights within this. The single storey extension would also feature a large bi-folding door in its rear elevation.

As noted above, the existing loft conversion would be extended into the roof of the two storey extension to provide a larger bedroom which would be served by six roof lights (three on each roof plane), two roof lights in the rear roof plane of the main roof and a further two in the front roof plane of the main roof. These would project off the roof slope by 0.2m.

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 proposed extensions are considered to be of an appropriate design and scale which would not adversely impact on the character of the dwelling. However, as the external finishes have not been detailed on the plans it is recommended that a condition relating to material finishes is included on any planning permission to ensure that these are sympathetic and in keeping. It is also noted that within the rear street scene there are examples of other rear additions which are both single and two storeys in height and which vary in their overall design and scale. Within this context, the proposed extensions would not appear out of place or adversely impact on the character or visual amenities of the wider area. As such the proposal is found to accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is noted that the site is bound by other dwellings on either side. The property known as 27 Rhodfa Terrace adjoins the northern

boundary of the site and this property benefits from a two storey rear annexe and other single storey additions positioned directly alongside the application site. Whilst the proposed two storey extension would project beyond the rear elevation the neighbours two storey annexe by just over 1m (with the single storey extension an additional 1.35m) it is not considered that the development would have an overbearing impact or result in any unacceptable overshadowing or loss of light. Similarly, with regard to 29 Rhodfa Terrace which is located to the south, it is noted that the application site already benefits from a two storey and single storey rear annexe which runs alongside this property. Whilst the proposed two storey extension which would replace these would be longer and taller, its rear elevation would only be just over 1m longer than the existing annexe and whilst its roof ridge would be significantly higher, the eaves height would be approximately 0.5m higher, having regard to this and the modest size of the single storey extension, it is not considered that the proposal would have an overbearing impact on the occupants of 29 Rhodfa Terrace or indeed create any objectional loss of light or overshadowing.

It is noted that the proposal features windows in the rear elevation and rear plane of the main roof but these would, not give rise to a level over overlooking beyond that which is typical between terraced residential properties. In addition, whilst there would be three roof lights in each of the side facing roof planes of the two storey extension (which would face towards the adjoining properties either side of the site), given the height and position of these, views to the rear gardens and windows would be angled and as such it is not considered that they would give rise to any harmful overlooking or loss of privacy. Having regard to the above and with the lack of any representations following the publicity exercise, the proposal is found to be acceptable in terms of its impact on residential amenity and as such would 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:**

CONDITIONS/REASONS:

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 floor plans, elevations, sections and site plan, Drawing Number: Rhodfa 28 01F, Amended Plan Received on 24 August 2022

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.

4. Notwithstanding the provisions of schedule 2, part 1, class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no windows shall be inserted above first floor level in the rear elevation of the extension, hereby permitted.

Reason - In the interest of residential and visual amenity in accordance 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. 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.

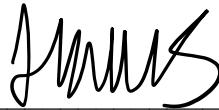
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

4. 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:

9/9/22