

DELEGATED REPORT

Application No: P/23/0164

Site Address: 71 Pen Y Dyffryn
Swansea Road
Merthyr Tydfil
CF48 1PL

Development: Single storey rear extension and front porch

Case Officer: Nia Chard

Application Expiry Date: 21st August 2023

Consultation reply date expired: 6th September 2023

APPLICATION SITE

This application site relates to a detached dwelling located in a corner plot within a mainly residential area. The site is bound by a highway to the front, and both sides and other residential dwellings to the rear. The profile of the site slopes from south west to north east.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear 'L' shape extension and for the erection of a front porch.

The single storey rear extension would have a maximum depth of 5.7m and would be 9.7m wide. It would have a flat roof height of 2.85m and would feature two roof lanterns with a height of 0.6m. Large bifold doors are proposed in the rear elevation giving access from the enlarged Kitching/dining area to the rear garden.

The porch would be sited to the front of the main entrance door. It would measure 2.80m wide, 1.4m deep and would have a 3.42m high pitch roof.

PLANNING HISTORY

There is no relevant planning history.

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

Supplementary Planning Guidance (SPG) Note No. 6 – Household Design Guide

PLANNING CONSIDERATIONS

The proposed extension is considered to be of a relatively acceptable design and scale. Whilst it would feature a flat roof this would be positioned to the rear of the property and would only be single storey in height and would not significantly affect the overall character of the dwelling itself. The scale and design of the proposed porch is also considered acceptable. It is noted that no external finished have been provided and as such a condition is required to ensure these are in keeping with the dwelling. With the inclusion of this condition the proposal is considered to be acceptable in terms of its impact on the character and visual amenity of the dwelling and the wider area and thus complies with Policy SW11 of the LDP.

It is not considered that the proposed extension would impinge upon the residential amenities of the surrounding occupiers. The extension is located over 6m from the boundary with the neighbouring property. This distance as well the neighbouring property occupying an elevated position would not result in any unacceptable levels of overlooking and loss of privacy or have an overbearing impact on the occupants of the adjoining dwellings. The proposed porch is a small-scale addition to the front of the property, which due to its siting and height, would not have an adverse impact on the amenities of nearby occupiers and as such would not give rise to an overbearing form of development or result in the loss of privacy. Furthermore, it is noted that no representations were received following the publicity exercise. Thus, 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

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:

Site Plan, Received 26.6.2023

Elevation 4 Facing South-West As Proposed Drawing No. 2348 - AL(4-)04B, Received 26.6.2023

Elevation 3 Facing South-East As Proposed Drawing No. 2348 - AL(4-)03A, Received 26.6.2023

Elevation 2 Facing North-East As Proposed Drawing No. 2348 - AL(4-)02B, Received 26.6.2023

Elevation 1 Facing North-West As Proposed Drawing No. 2348 - AL(4-)01B, Received 26.6.2023

As Proposed Ground Floor/Site Plan Drawing No. 2348 - AL(2-)01B, Received 26.6.2023

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 wall 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. 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.

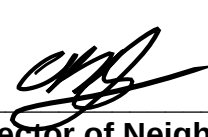
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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


Director of Neighbourhood Services

DATE: 11.09.2023