

DELEGATED REPORT

Application No:	P/23/0171
Site Address:	72 Gurnos Road Gurnos Merthyr Tydfil CF47 9RA
Development:	Single storey side extension and new ramped access
Case Officer:	Rebecca Owens
Site Visit:	26th July 2023
Application Expiry Date:	30th August 2023
Consultation reply date expired:	1st August 2023

APPLICATION SITE

The application relates to an end of terraced dwelling located in a mainly residential area within the settlement boundary. The site is bound by a footpath to the front and other dwellings to the sides and rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a side extension and new ramped access from the footpath down to the level of the dwelling.

The extension would be erected off the eastern elevation and set back from the front elevation by 0.4m. It would be 2.602m in width by 5.204m in depth and would have a mono-pitched roof with a ridge height of 3.66m. It would feature a window and door in its eastern side elevation and a window in its front elevation. The roof of the extension would be covered with brown concrete roofing tiles and the external elevations would be finished with fined down render.

The ramp would have a gradient of 1 in 12 and would be surface with concrete with a non-slip rippled surface. Steel handrails would also be erected on either side.

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 extension would be erected on the gable elevation of the end dwelling in a terrace of three properties. Given that the extension is set back from the main front elevation and is of a modest size, it would represent a subservient addition which is of an appropriate design and scale. As such it would not harm the character of the dwelling itself or indeed the front street scene. Similarly, it is not considered that the introduction of a ramped access would be visually harmful. As such the proposal would comply with Policy SW11 of the LDP.

The impact of the proposal on residential amenity is an important material planning consideration and in this respect it is noted that the site is bound by a number of dwelling. The extension would be sited on the eastern elevation of the dwelling but given its modest size and distance from the boundaries of the dwelling adjacent to the eastern boundary, it would not have an overbearing impact or create any unacceptable overshadowing or loss of light to these properties. Similarly, whilst it is acknowledged that the eastern elevation of the extension would feature a window and doorway, these would serve a shower room and lobby respectively, and not habitable rooms. In addition, they are at ground floor level and thus views from these can be obscured by standard boundary treatments. Accordingly it is not considered that the extension would result in any harmful overlooking or loss of privacy. Finally, no concerns are raised with respect to the ramp. The proposal is therefore 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:

Proposed elevations, ground floor plan section and clock plan, Drawing Number: 2912 DFG, Received on 5 July 2023.

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.

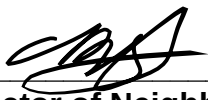
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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



Director of Neighbourhood Services

PP.

DATE: 14.08.2023