

DELEGATED REPORT

Application No:	P/23/0206
Site Address:	41 Webster Street Treharris CF46 5HP
Development:	Proposed First Floor rear extension above existing single storey extension
Case Officer:	Nia Chard
Application Expiry Date:	1st November 2023
Consultation reply date expired:	28th September 2023

APPLICATION SITE

The application site relates to an end-of-terrace dwelling situated within the residential area of Treharris, and within the Treharris Conservation Area. The property faces in a westerly direction and is bound by a highway to the front and south side, another dwelling on its north side, and a lane to the rear.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a first floor extension above an existing single-storey extension, with associated internal and external alterations, and a window on the rear elevation of the dwelling. The proposed extension would measure 2.6m wide, 4.2m deep and a maximum of 5.6m high, incorporating a flat roof. It would have a window in its rear elevation. The extension would be finished in pebble dash render that would match the existing dwelling.

PLANNING HISTORY

P/21/0255 Erection of single storey rear extension and associated external alterations
Granted subject to condition on 20th August 2021

CONSULTATION

None undertaken.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a site notice and 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

Other Material Considerations – Supplementary Planning Guidance (SPG):

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, the wider street scene, as well as that of the Treharris Conservation Area. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the extension would be located to the rear of the dwelling, away from the front street scene. However, as the dwelling is located at the end of a terrace, the extension would be visible from the highway. It is noted that there are a number of examples of rear additions visible in the rear street scene, which vary in their scale and appearance. In addition, it is noted that there are a number of other examples of a two-storey flat roof extension within the rear street scene. Therefore, in this case, it is not considered that a flat roof first floor extension would significantly harm the character of the dwelling or indeed the wider area to an extent that would warrant the refusal of the application on the grounds of design and visual amenity. As such the proposal is found to be acceptable in this respect and in accord with Policy SW11 and CW1 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 extension would be sited adjacent to an existing rear two-storey annexe, on the lower rear garden area, and adjacent to the highway to the south. As such and given to its location, it is not considered that it would have any harmful impact on adjoining and nearby dwellings in terms of overbearing, overshadowing, loss of privacy, or loss of light impacts.

Overall, 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 policies SW11 and CW1 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 Side Elevation Drawing No PL07A, Received 9.10.2023
Proposed Front and Rear Elevation Drawing No. PL06A, Received 9.10.2023
Proposed Floor Plans Drawing No. PL05, Received 6.9.2023
Site and Location Plan Drawing No. PL01, Received 6.9.2023

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

DATE: 16.10.2023