

DELEGATED REPORT

Application No: P/22/0082

Site Address: Ty Pont Pren
Brewery Lane
Cefn Coed
Merthyr Tydfil
CF48 2LP

Development: Erection of two-storey side extension (re-submission of planning application P/15/0439)

Case Officer: David James

Site Visit: 28th April 2022

Application Expiry Date: 30th May 2022

Consultation reply date expired: 28th April 2022

APPLICATION SITE

The application site relates to a detached dwelling, located within the settlement of Cefn Coed. The site is bound by a lane to the front, wooded land to the north, wooded land and the highway of Lower Vaynor Road to the rear, and public steps and another dwelling to the south.

PROPOSED DEVELOPMENT

This application seeks planning permission to erect a two-storey extension on the north side elevation of the dwelling. The development would also include minor re-grading works to the side garden of the dwelling to accommodate the extension.

The proposed side extension would measure a total of 3.4m wide and 4m deep and would have a ridged roof with a maximum height of 6.2m. It would have one window at ground level and one at first-floor level in its front (east) elevation, one window at ground level and one at first-floor level in its side (north) elevation, and patio doors at ground level in its rear (west) elevation. A roof-light would be inserted into the rear-facing plane of its roof.

The walls of the extension would be rendered, the roof would be tiled, and the windows and doors would be white upvc. These materials would match the dwelling.

PLANNING HISTORY

P/15/0439	Erection of two storey side extension Granted planning permission 25.02.16
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P/10/0064	Installation of dormer window to detached garage (retrospective) Granted planning permission 03.05.10
P/06/0539	Erection of detached garage Granted planning permission 27.11.06
P/00/0337	Demolish existing dwelling and build new 4 bedroom bungalow Granted planning permission 27.11.06

CONSULTATION

Corporate Property Manager No objection

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties.

No letters of representation 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 SW12 – Improving the Transport Network
Policy CW1 – Historic Environment
Policy EnW1 – Nature Conservation and Ecosystem Resilience
Policy EnW4 – Environmental Protection

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 proposed extension, by virtue of its design, size and siting would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the residential amenity of neighbouring residents is also an important consideration.

It is noted that the proposal is identical to a previous proposal, approved as part of planning permission P/15/0439, which has now expired.

The design, scale and finishes of the extension would be sympathetic to the character and appearance of the existing dwelling and wider area. The extension has been designed with a roof pitch that complements the dwellings roof, and which would be at a lower height. It would also be set back from the front and rear elevations of the dwelling. This would result in a subservient extension that would not have an adverse impact on the character or visual amenities of the dwelling or indeed the wider area.

It is noted that, while the fenestration pattern of the proposal would not match that of the dwelling, it is not considered that this would have such a detrimental impact on the character and appearance of the property to warrant a refusal.

It is also noted that, while the proposed extension would be constructed on part of the garden of the dwelling, it is considered that sufficient amenity space would remain for a dwelling of this size.

Regard has also been had for the potential impact of the proposed development on the amenities of the surrounding residents. In this respect, it is noted that the only adjoining dwelling is to the south of the application site. Given that the extension would be constructed on the north elevation of the dwelling the proposal would not result in any overlooking, loss of light or overbearing impact to the surrounding dwellings.

Therefore, the proposed development would not have an unacceptable adverse impact on the amenities of the adjoining residents. Furthermore, the proposal is considered to comply with Policy SW11 of the Merthyr Tydfil Local Development Plan and the above mentioned SPG. It is also noted that no objections have been received from the publicity exercise undertaken.

It is also noted that no off-street parking spaces which serve the dwelling would be lost as a result of the proposal. As such, the proposal would not be detrimental to highway or pedestrian safety, nor contrary to Policy BW8 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 **CONDITION:**

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:

Existing & Proposed Plans & Elevations received 4th April 2022

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.

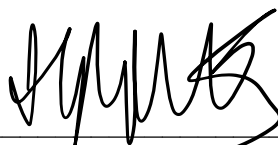
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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:

29/4/22