

DELEGATED REPORT

Application No: P/25/0089

Site Address: Park Lodge Bungalow
Queens Road
Twynyrodyn
Merthyr Tydfil
CF47 0ES

Development: Erection of single storey conservatory extension

Case Officer: Rebecca Owens

Site Visit: 14th April 2025

Application Expiry Date: 21st May 2025

Consultation reply date expired: 5th May 2025

APPLICATION SITE

The application relates to a split level, detached property that already benefits from a two storey rear extension and a single storey side extension. The site is located within a mainly residential area within the settlement boundary and is bound by public steps to the front, private driveways to either side and dwellings to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey side extension that would be erected off the western flank elevation of an existing two storey rear extension and positioned at lower ground floor level. The proposed extension would be a conservatory measuring 2.91m in width by 3.74m in depth with a hipped roof 3.71m to its ridge. Being a conservatory, it would comprise of glazed elevations with a white upvc frame but would feature a tiled roof to match the roof of the existing dwelling.

The plans also illustrate the provision of a sparrow terrace and bat box on the dwelling.

PLANNING HISTORY

The relevant planning history is summarised below:

P/91/0084	Two storey rear extension Granted planning permission on 17 April 1991
P/00/0355	Erection of detached garage Granted planning permission on 29 September 2000
P/19/0292	Dormer conversion comprising an increase in roof ridge height with front and side dormers, introduction of Juliette balcony and construction of a front conservatory

Refused planning permission on 23 November 2019

- P/20/0032 Single storey side extension
Granted a certificate of lawful development on 13 February 2020
- P/24/0268 Erection of conservatory
Certificate of lawful development refused as planning permission required on
18 December 2024

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 neighbouring properties and two site notices were displayed within the vicinity of the site.

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 12, February 2024)

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4: Settlement boundaries
- SW11: Sustainable design and Placemaking
- CW1: The historic environment
- EnW1: Nature Conservation and Ecosystem Resilience
- EnW2: Internationally and Nationally Protected Sites and Species

Furthermore, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The site is located within the Thomastown Conservation Area, Urban Character Area 2 (UCA) and is surrounded by Listed Buildings with seven located within a radius of approximately 120m. As such the design and visual impact of the proposal and its impact

on the character and setting of these historic assets is an important material planning consideration. In this respect it is noted that the application site occupies an elevated position, with the western elevation being particularly prominent when approaching the site from the west and south west. However, the proposed conservatory would be partially obscured by the existing side extension and boundary hedge and as such would not be overly visible. In addition, it is considered to be of an acceptable scale and is typical of a conservatory in its general design and appearance. As such, no concerns are raised with respect to the design or visual impact of the conservatory and it is not considered that it would harm the character of the conservation area, Urban Character Area 2 or indeed the setting of the surrounding listed buildings. The proposal therefore complies with Policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposed conservatory on the residential amenities of the neighbouring occupants. In this respect it is noted that it would be sited adjacent to the western boundary and as such would be closest to the pair of semi-detached dwellings located on the other side of a private driveway, known as 1 and 2 Bryntirion Villas. As well as being separated from the site, these properties are also located at a lower level. Having regard to this arrangement, the conservatory would not have an overbearing impact or result in any overshadowing or loss of light to these dwellings. However, it is noted that the conservatory would be almost entirely glazed and as such would have windows facing directly towards 1 and 2 Bryntirion Villas. There is therefore potential for some overlooking and associated loss of privacy. However, taking into account the intervening driveway, existing boundary treatments and the differences in levels, the impact is not considered sufficiently harmful to warrant the refusal of the application on such grounds. The views into the private garden areas of the neighbouring properties would be acutely angled downwards and obscured by the boundary wall. In addition, there is already a degree of overlooking to the rear of these properties from the existing garden area and it would appear that the nearest first floor windows opposite the proposed conservatory are obscured glazed. Thus taking the above into account and noting that no representations were received following the publicity exercise, the proposal is found to be acceptable in terms of its impact on residential amenity and thus in accord with Policy SW11 of the LDP.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance a short statement has been provided on the submitted plan noting that no vegetation would be lost due to the development and proposing a net benefit to biodiversity through the provision of enhancements in the form of a sparrow terrace and bat box. Due to the scale and nature of the development, which only includes a modest extension to the dwelling, the submission of a more comprehensive GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, the ecological enhancements would be secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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:

Drawing Title: Proposed Plans, Drawing Number: PL-03 Rev. A, Received 26 March 2025

Drawing Title: Proposed Ground Floor, Drawing Number: PL-04 Rev. A, Received 26 March 2025

Drawing Title: Proposed Elevations, Drawing Number: PL-05 Rev. A, Received 26 March 2025

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

3. **BEFORE** the conservatory is brought into beneficial use, a bat and bird box shall be installed in accordance with drawing number PL-05 and these shall be retained in perpetuity thereafter.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 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

pp

DATE: 06.05.2025