

DELEGATED REPORT

Application No: P/24/0269

Site Address: 13 Clos Cribyn
Swansea Road
Beacon Heights
Merthyr Tydfil
CF48 1NS

Development: Single storey rear extension with roof lantern

Case Officer: Rebecca Owens

Site Visit: 13th January 2025

Application Expiry Date: 27th January 2025

Consultation reply date expired: 30th December 2024

APPLICATION SITE

The application relates to a large detached dwelling located within the settlement boundary. The site is bounded by a highway to the front and other dwellings to the sides and rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension which would be located off the main rear elevation of the dwelling and side elevation of the rear gable projection. It would be 5.3m in depth by 5.3m in width and would have a flat roof (3.3m high) with a parapet (0.5m high). The roof would also feature a central roof lantern which would be 3m in depth by 2.5m in width and at a maximum height of 4.3m above ground level. The extension would have patio doors in its rear elevation and a window in the side elevation. The walls would be finished in matching brickwork.

PLANNING HISTORY

The relevant planning history is summarised below:

P/90/0149	222 new dwellings Granted reserved matters approval on 21 June 1990
P/03/0307	Re-siting/revised design of 27 No. dwellings and realignment of estate road (on undeveloped part of site) Granted planning permission on 7 October 2003
P/05/0603	Detached dwelling Granted planning permission on 10 February 2006

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.

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

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 is considered to be of an acceptable design and scale which would represent a subservient and sympathetic addition to the property. As such it is not considered that it would adversely impact on the character of the property itself or the wider area. As such it would accord with Policy SW11 of the LDP.

The proposed extension would be located in close proximity to the shared boundary with 12 Clos Cribyn and would extend the dwelling by 5.3m along this boundary and at a height of 3.8m. However, the extension would run largely alongside the flank elevation of a single storey annexe belonging to 12 Close Cribyn. Having regard to this and the set back of the extension from the actual boundary line it is not considered that there would be an overbearing impact of any unacceptable loss of light/overshadowing. It is also noted that the proposal includes a window in the western elevation which would look directly towards this neighbouring dwelling but as this is at ground floor level and there is an existing boundary fence between the properties there would not be any harmful overlooking. The French doors in the rear elevation would face towards the rear boundary which is shared with another two properties but these occupy a much higher level and there would be no significant loss of privacy as a result.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). A concise statement has been included on the plans which is considered to be acceptable given the scale and nature of the development, which only includes a modest extension to the dwelling. This highlights that there is little scope to incorporate green infrastructure improvements suggesting low maintenance planting and bat/bird boxes. Notwithstanding this, ecological enhancement would be sought and 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: Existing and Proposed Plans, Drawing Number: PA/MT/JR/101,
Received 2 December 2024

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

3. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil 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.

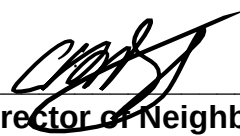
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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: 15.01.2025