

# DELEGATED REPORT

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| <b>Application No:</b>                  | <b>P/24/0066</b>                                                                       |
| <b>Site Address:</b>                    | <b>7 Fairview Houses<br/>Grawen Lane<br/>Cefn Coed<br/>Merthyr Tydfil<br/>CF48 2NW</b> |
| <b>Development:</b>                     | <b>Two storey rear extension</b>                                                       |
| <b>Case Officer:</b>                    | <b>Marlene Ferreira</b>                                                                |
| <b>Site Visit:</b>                      | <b>18th April 2024</b>                                                                 |
| <b>Application Expiry Date:</b>         | <b>13th May 2024</b>                                                                   |
| <b>Consultation reply date expired:</b> | <b>18th April 2024</b>                                                                 |

## APPLICATION SITE

The application site relates to a mid-terraced dwelling, 7 Fairview Houses off Grawen Lane in Cefn Coed. The property lies in a street of terraced properties, many of which, including the application site, have been extended to the rear by means of single or two storey rear extensions. The street slopes down gently from the north to the south and from the west to east. The property is served by a reasonably sized rear garden area but does not benefit from any on-site parking since the dwelling is sited hard up to the pavement. However, on-street parking is provided along the front highway.

## PROPOSED DEVELOPMENT

This application seeks planning permission to construct a two-storey rear extension.

The proposed extension would measure 3.95m in width, 3.85m in depth, with a 7.15m ridge height. It would provide an extended kitchen/dining area at ground floor and a bedroom at first floor. It would be finished with concrete roof tiles and rendered elevations.

## PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

## CONSULTATION

Consultations were not carried out as part of this application.

## PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining occupiers. No letters of representations have been received as a result of this exercise.

## POLICY CONTEXT

### National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

### National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

### Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

## PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extension, in terms of its siting, design and scale, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the street scene. The impact of the proposal upon residential amenity and ecology are also important considerations.

### Character and Appearance

The proposed two storey extension would be sited to the rear of the dwelling. As such, it would not be viewed in context with the dwelling's primary frontage and would therefore not disturb the character and appearance of the existing street scene.

Although the proposal seeks to extend to almost the full width of the rear elevation, it would only project a total of 3.85 metres in depth. Its ridge height would also be lower than the ridge height of the original dwelling and its eaves height would not exceed 5.4 metres. Furthermore, the proposal would be constructed in matching materials and finishes to the existing dwelling. As such, the proposal would be considered to amount to a proportionate and sympathetic addition which would not detract from the character or appearance of the existing dwelling or the wider street scene. Indeed, as previously noted, this form of development is already prevalent with the rear street scene. The proposal would therefore accord with LDP Policy SW11.

## Residential Amenity

The existing extension adjoins boundaries with 6 and 8 Fairview Houses. These are the neighbouring properties most likely to be affected by this proposal.

In respect of 8 Fairview Houses, located to the north, the two-storey development would extend alongside the boundary with this neighbouring property and project a total of 3.85 metres. It would therefore have a very similar projection to the single storey extension to the rear of this neighbouring dwelling. As such, the proposal would not be considered to have an overbearing impact upon the rear garden of this neighbouring dwelling. Whilst it is noted that the proposed extension is two-storey, its eaves height would only be 2 metres higher than the extension on this neighbouring dwelling. This combined with its sloping roof design would prevent a significant loss of light into the rear garden and rear windows of the neighbouring property. Furthermore, there are no side facing windows proposed in association with the development which would prevent any direct overlooking into the rear garden area of these neighbouring occupiers. As such, the proposal would not be deemed to result in an unneighbourly form of development. Indeed, as previously noted, there are other two-storey extensions in the street which adjoin the dividing boundary. Thus, the impact of this proposal on this neighbouring property would not be deemed significantly harmful to warrant the refusal of the application. It should be noted in this regard that no letters of representation have been received.

In respect of 6 Fairview Houses, located to the south, the two-storey extension would also extend alongside the boundary with this neighbouring property and as previously stated, would project a total of 3.85 metres. As such, it would have a shorter depth (by approximately 3.6 metres) than the existing single storey extension to the rear of this neighbouring dwelling and would therefore not be considered to have an overbearing impact upon this neighbouring property. Whilst the proposal relates to a two-storey addition, given its eaves height and the fact that the neighbouring property is located to the south, any loss of light to the rear garden and windows of this neighbouring dwelling would be minimal. In respect of loss of privacy, the extension, as noted above, would not benefit from any side facing windows, which would safeguard the private amenities of these neighbouring occupiers.

The proposed development and its relationship with adjoining occupiers would therefore be considered acceptable and would comply with LDP Policy SW11.

## Ecology

In respect of ecology, the Council's Ecologist has concluded that survey work in the form of a Preliminary Roost Assessment (PRA) would be required in respect of this proposal. However, given the scale and nature of the development, it would not be considered reasonable or proportionate to request that this be undertaken in association with the proposal.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Likewise, given the nature of development, this would not be deemed a reasonable requirement in this instance. Notwithstanding this, ecological enhancements would be requested and controlled by condition, which would provide additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

## CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, 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 and existing plans and elevations, received: 18th March 2024;
- Proposed Block Plan, received: 14th May 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** -To protect and enhance the natural environment and important habitat in accordance with Policies EnW1 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**

  
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Director of Neighbourhood Services

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**DATE: 17.05.2024**