

# DELEGATED REPORT

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|----------------------------------|-----------------------------------------------------------|
| Application No:                  | P/23/0092                                                 |
| Site Address:                    | 31 Heolgerrig<br>Heolgerrig<br>Merthyr Tydfil<br>CF48 1RP |
| Development:                     | First floor rear extension and other external alterations |
| Case Officer:                    | Rebecca Owens                                             |
| Site Visit:                      | 24th April 2023                                           |
| Application Expiry Date:         | 7th June 2023                                             |
| Consultation reply date expired: | 11th May 2023                                             |

## APPLICATION SITE

The application relates to a mid-terraced dwelling located in a mainly residential area within the settlement boundary. It is bound by a highway to the front, dwellings on either side and a narrow strip of land the rear separating it from another dwelling.

## PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a first floor extension which would be erected above an existing single storey rear annexe. The proposed extension would be the same width as this (3m) but would not project out as far being 3.95m in depth. The extension would have a pitched roof with a ridge height of 5.97m. The extension would feature a single first floor window in its rear elevation. The external walls would be finished with slate.

In addition to the above, the submitted plans indicate that the existing ground floor door and fenestration in the north eastern side elevation of the existing annexe would be removed and replaced with an almost fully glazed elevation (including a door).

## PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

## 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 the 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 11, February 2021)

### Local Planning Policies

Policies SW11: Sustainable design and place making and CW1: Historic environment 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 generally considered to be of an acceptable design and scale. It is noted that the eaves of the extension would be approximately 0.5m higher than the eaves of the main roof and whilst this would not normally be supported it is recognised that this is necessary to achieve a sufficient ceiling height. Having regard to this and the fact that the extension is discretely located to the rear of the dwelling and where it would not be readily visible from public view, in this instance it is not considered that this would warrant the refusal of the application. Similarly, it is noted that no details of the roof finish have been provided and that the external walls would be finished with slates. Whilst this is not a material which current features on the dwelling or indeed as a prevalent wall finishing in area, again given its location it is not considered that this would be harmful enough to the character of the dwelling or the visual amenities of the area to an extent that would warrant the refusal of the application. However, it is recommended that a condition requiring samples of the wall and roof finishes to be agreed, is included on any decision notice issues to ensure that these are appropriate.

Regard has also been had for the impact of the extension on the residential amenities of the neighbouring occupants. With respect to the dwelling to the west known as 32 Heolgerrig, the extension would be erected adjacent to a two storey extension off the rear elevation of this property and as such it would not have an overbearing impact or result in any harmful loss of light or overshadowing. Similarly, whilst the extension would be located in close proximity to the dwelling to the east known as 30 Heolgerrig, having regard to the set back and given that the extension would project out for less than 4m and

would have an eaves height of 5.11m, it is again not considered that it would be overbearing or lead to a significant loss of light. It is noted that there is a very compact relationship between the application dwelling and those that surround which result in an existing level of overlooking between the properties. Thus whilst it is acknowledged that the extension would feature a first floor window in its rear elevation, that would allow for views across the gardens of the dwellings on either side and to the rear (36 Heolgerrig), it is not considered that the loss of privacy would be significantly greater than that which already exists. Reference is also made to the windows in 36 Heolgerrig which are in close proximity to the boundary with the application site and which look towards it, there may be some views from the proposed first floor window to these, but the views would be angled. It is also recognised that the proposed ground floor glazing to the existing annexe would be look across 30 Heolgerrig and towards the windows of 36 Heolegrrig but planning permission is not required for this. Finally, it is reiterated that no representations were received following the publicity exercise.

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.

Having regard to the above the proposal is found to be acceptable in terms of its design and visual impact and would not impinge upon Urban Character Area 9 (West Merthyr, including Heolgerrig and Gellideg). It is also deemed to be acceptable in terms of residential amenity, As such the proposal would accord with Policies SW11 and CW1 of the LDP.

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 site plan, Drawing Number: 948.08, Received on 12 April 2023.

Drawing Title: Proposed plans, Drawing Number: 948.09, Received on 12 April 2023.

Drawing Title: Proposed plans, Drawing Number: 948.10, Received on 12 April 2023.

Drawing Title: Proposed Elevations, Drawing Number: 948.11, Received on 12 April 2023.

Drawing Title: Proposed Elevations, Drawing Number: 948.12, Received on 12 April 2023.

Drawing Title: Proposed Sections, Drawing Number: 948.13, Received on 12 April 2023.

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

3. Prior to the construction of the extension hereby approved details and/or samples of the materials to be used in the construction of the external surfaces of the walls and roof shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

**Reason** - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 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**

P. P.

**DATE: 26.05.2023**