

DELEGATED REPORT

Application No:	P/22/0105
Site Address:	19 Cromwell Street Merthyr Tydfil CF47 8RY
Development:	Erection of first-floor rear extension, and single-storey rear extension, with associated alterations
Case Officer:	David James
Site Visit:	8th June 2022
Application Expiry Date:	30th June 2022
Consultation reply date expired:	31st May 2022

APPLICATION SITE

The application site relates to a mid-terraced dwelling situated within a residential area. The property faces southwest onto the highway to the front and is bound by other dwellings to either side, and a primary school to the rear. The rear gardens of the properties in the street are at a higher level than the dwelling.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan 2016 – 2031.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a two-storey extension and single-storey extension, with associated internal and external alterations, on the rear elevation of the dwelling. The single-storey extension would incorporate a terrace on its roof, with associated balustrading. The proposed extensions would replace an existing single-storey extension.

The proposed two-storey extension would measure 5.4m wide, 3.2m deep and a maximum of 6.6m high, incorporating a pitched roof. On the ground floor, the extension would accommodate an extended kitchen/diner. At first floor level, the extension would provide an additional bedroom with ensuite bathroom. It would have patio doors in its rear elevation at ground floor level, and a window and bi-folding doors (leading to the proposed terrace) at first floor level. The external finishes of the extension (walls, roof, doors and window) would match those of the dwelling.

The proposed single-storey extension would be erected on the rear elevation of the proposed two-storey extension. It would measure 3.3m wide, 2.1m deep and 2.7m high, incorporating a flat roof (the overall depth of the extensions would therefore be 5.3m). The roof would be bound by a glass balustrade, measuring a further 1.2m high, to form a terrace. The extension would accommodate a bathroom. It would have a window in its rear elevation, and a window in its southeast elevation. The external finishes of the extension (walls and windows) would mainly match those of the dwelling. However, the flat roof would be of EPDM construction.

A roof-light would be inserted in the front plane and rear plane of the dwelling's existing roof.

PLANNING HISTORY

P/12/0284 Retention of detached garage
Full Approval 10/12/12

CONSULTATION

None undertaken.

PUBLICITY

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

No letters of objection 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 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 proposal would have an acceptable impact on the character and appearance of the existing property and the wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the extensions and terrace would be located to the rear of the dwelling, away from the street frontage. As such, they would not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from the highway. It is noted that there are a number of examples of two-storey rear additions visible in the rear street scene (including the adjoining dwellings), which vary in their scale and appearance. The scale of the proposed extensions and roof terrace is appropriate and, as such, they would not appear out of proportion with the main dwelling.

The extensions and terrace are considered to be of an acceptable design (being typical of rear additions to a terraced dwelling). Their roof designs would be complementary to that of the dwelling and would be set below the ridge-line of the dwelling's roof. Furthermore, the external finishing materials would mainly match the existing dwelling. Taking these factors into account it is not considered that the extensions and terrace would have an adverse impact on the appearance of the dwelling, or the wider street scene. In this respect, the proposal is found to be in accordance with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the extension would result in a two-storey development, with a depth of 3.2m (and a single-storey development for a further 2.1m), in close proximity to the shared boundaries with the adjoining dwellings of 18 and 20 Cromwell Street. However, both of these dwellings have two-storey rear extensions which are longer than the proposed extensions. As such, the proposal would not project beyond the rear extensions of the adjoining dwellings and would therefore not result in a harmful impact in terms of loss of light, overshadowing or overbearing impact.

The greatest impact arising from this scheme would be the potential overlooking impact from the proposed roof terrace and two-storey extension. In this respect, it is noted that the proposed extension would include bi-folding doors in its rear elevation at first floor level. However, as previously mentioned, the proposal would not extend beyond the two-storey extensions of the adjoining dwellings. Additionally, given the raised nature of the rear gardens of the properties, a significant degree of overlooking between the properties already occurs, with boundary fencing mitigating the worst of this. As such and given the proposed height and siting of the terrace, it is not considered that the development would significantly increase the degree of overlooking that already occurs between the properties. Therefore, the proposal would not result in a harmful level of overlooking or loss of privacy.

Overall, while there is some concern that the development may lead to some limited impacts, between the application property and the adjoining dwellings, having considered the above and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance with Policy SW11 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 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:

Cromwell 19 01A (Existing & Proposed Plans, Elevations & Sections) received 5th May 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:

