

DELEGATED REPORT

Application No: P/23/0120

Site Address: 2 Mount Pleasant
Bedlinog
Treharris
CF46 6SD

Development: First floor rear extension

Case Officer: Nia Chard

Application Expiry Date: 5th July 2023

Consultation reply date expired: 1st June 2023

APPLICATION SITE

The application site relates to a terraced dwelling situated within the residential area of Bedlinog. The property is bounded by the highway of Mount Pleasant to the front and other dwellings on each side and to the rear.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a first floor rear extension, with associated internal and external alterations, on top of an existing single-storey extension.

The proposed extension would measure 5m wide, 4.33m deep and a maximum of 6.6m high, incorporating a pitched roof. The extension would incorporate an additional bedroom and bathroom, and would have two windows inserted into its rear elevation. The walls would have a rendered finish, the roof would be covered with re-constituted slate, and the windows would be upvc. These materials would match the existing dwelling.

PLANNING HISTORY

There is no recent planning history relevant to the determination of this application.

CONSULTATION

Bedlinog and Trelewis Community Council No Response

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

Other Material Considerations – Supplementary Planning Guidance (SPG):

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 wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the proposed extension would be located to the rear of the dwelling, away from the street frontage and above the existing rear extension. As such, it 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. The extension would be of an appropriate scale, and its external finishes would match those of the dwelling. As such, it is considered to be of an acceptable design and its scale would not appear out of proportion. Taking this into account, the proposal is found to be in accord 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 in close proximity to the shared boundaries with 1 and 3 Mount Pleasant. However, number 3 has a single storey extension on its rear elevation, which the proposed extension would not project beyond. This would somewhat mitigate the impact of the proposal, in terms of overbearing, overshadowing and loss of light impact on this property. In respect to number 1 Mount Pleasant, the proposed two storey extension would project 1.15m beyond the single storey extension at this property. However, the proposed extension would comprise a pitched roof profile, which slopes away from this neighbouring dwelling and would have an eaves height of 5.12m. As such, the proposed extension would not be considered to have a significant overbearing or loss of light impact on this property.

Finally, the extension would feature first floor windows which would allow for views across the neighbouring gardens, but this is typical arrangement where a degree of overlooking is commonly found between terraced properties and in this instance would not be significantly greater than that which already exists. Thus, having regard to the above and noting no objections were received following the publicity exercise, the proposal is found to be acceptable in terms of residential amenity and in accord with Policy SW11.

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 Ground Floor Plan, Drawing No. 3, Received 10 May 2023

Proposed First Floor Plan, Drawing No. 4, Received 10 May 2023

Proposed Elevations, Drawing No. 5, Received 10 May 2023

Site Plan, Received 10 May 2023

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



Director of Neighbourhood Services
P.P.

DATE: 12.06.2023