

DELEGATED REPORT

Application No:	P/24/0135
Site Address:	5 Maple Crescent Trefechan Merthyr Tydfil CF48 2EH
Development:	Two storey extension to rear
Case Officer:	Kate Glover
Site Visit:	20th June 2024
Application Expiry Date:	30th July 2024
Consultation reply date expired:	11th July 2024

APPLICATION SITE

The application site comprises a semi-detached property with the benefit of front and rear amenity areas and off-road parking. Attached to the rear elevation is a small, single storey outbuilding that serves as an outside toilet. External materials of the property are rendered elevations, uPVC window and door frames and composite tile roof.

The property is part of a large residential estate.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a two storey gable extension against the rear elevation of the property. At ground floor level, a rear lean-to element will be incorporated across the width of the proposed extension.

At first floor level, the extension would measure approximately 8.09m wide, protrude 2.68m from the rear elevation, 4.8m to eaves level and 7.33m to ridge height. The rear lean-to element would measure approximately 8.09m wide, protrude 4.00m from the rear elevation, 2.55m to eaves level and 3.59m to ridge height.

No windows are proposed to be inserted into the elevations which face the neighbouring properties.

Proposed external materials are render elevations, and black framed uPVC window and side door and, black, aluminium frames for rear doors.

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 & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties and a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) 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) (PPW12).

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4 - Sustainable Design
- Note 6 - A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to principle of development, impact on the residential amenities of neighbours, visual impact and ecology.

Principle of Development

As noted above the site is located within the settlement boundary, it would also be located within the residential curtilage of 5 Maple Crescent.

It is considered that the proposal meets with the requirements of Policy SW4.

Residential Amenities

The existing property is positioned between 6 and 7 Maple Crescent. To the rear of the application site are properties which are part of Linden Way. No. 32 and 33 Linden Way share rear boundaries with the application site.

Turning to 6 Maple Crescent, this property is the other half of the semi-detached pair and located to the east of the application site. The proposed extension would project alongside the boundary with this neighbouring property, at first floor level, approximately 2.9m and, at ground floor level, approximately 4.02m.

It is considered that the length would not be substantial. The eaves height of the extension would be approximately 4.8m and its pitched roof design would slope away from this neighbouring property.

The extension would, given its height and depth, have minimal impact on 6 Maple Crescent. It is therefore considered that the proposed extension would not result in an overbearing form of development, nor would it cause any significant loss of light or loss of privacy to these neighbouring occupiers.

Turning to 4 Maple Crescent, which is to the west of the application site. It is noted that the side elevation of the proposed extension would be located approximately 1.90m from the boundary and 2.99m from the side elevation of 4 Maple Crescent.

The extension would, given its height, depth and location would have minimal impact on 4 Maple Crescent. It is therefore considered that the proposed extension would not result in an overbearing form of development, nor would it cause any significant loss of light or loss of privacy to 4 Maple Crescent.

Turning to the properties located on Linden Way and No. 32 and 33 Linden Way and to the north of the application site. The rear boundaries of No. 32 and 33 Linden Way are approximately 13.4m from the first floor rear elevation of the proposed extension. At the closest point, there is approximately 24m between the rear elevations of No. 32 and 33 Linden Way and the first floor rear elevation of the proposed extension.

It is considered that the proposed extension would have minimal impact on No. 32 and 33 Linden Way due to the separation distances involved. It is therefore considered that the proposed extension would not result in an overbearing form of development, nor would it cause any loss of light or significant loss of privacy to No. 32 or 33 Linden Way.

It should also be noted that neighbouring properties were consulted, and no letters of representation were received.

It is considered that the proposal meets with the requirements of Policy SW11.

Visual Impact

The proposed two storey extension would be sited to the rear of the dwelling. The scale, character, appearance and proposed materials of the proposal do not detract from the application property or the wider setting.

It is considered that the proposal meets with the requirements of Policy SW11.

Ecology

The planning Ecologist has suggested that a Preliminary Roost Assessment (PRA) should be undertaken to assess potential adverse impacts on protected species and habitats. However, it is noted that the property is in an urban location and the property could be subject of significant alteration without the benefit of planning permission, and this could include a replacement roof. It is considered in this instance that given the location and nature of the proposed works it is not proportionate or necessary to require the applicant carryout a PRA. However, an informative should be attached to any consent to inform the applicant of their responsibility when undertaking works in relation to European Protected Species and birds.

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.

It is considered that the proposal meets with the requirements of Policy EnW1.

CONCLUSION

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: Proposed Site Plan, Drawing Number MC-05, Rev A, Received on 4 June 2024.
 - Drawing Title: Proposed Plans, Drawing Number MC-02, Rev A, Received on 4 June 2024.
 - Drawing Title: Proposed Elevations, Drawing Number MC-03, Rev A, Received on 4 June 2024.

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

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

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.

4. **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.

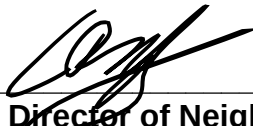
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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


A handwritten signature in black ink, appearing to be 'P. J.', is written over a horizontal line.

Director of Neighbourhood Services

DATE: 26.07.2024