

DELEGATED REPORT

Application No: P/23/0243

Site Address: 44 Ynys-y-gored Road
Aberfan
Merthyr Tydfil
CF48 4QF

Development: Two storey rear extension

Case Officer: Rebecca Owens

Application Expiry Date: 8th December 2023

Consultation reply date expired: 7th November 2023

APPLICATION SITE

The application relates to an end of terrace dwelling located in a mainly residential area which is within the settlement boundary. It is bound by highways/lanes to the front, rear and one side, with another dwelling adjoining the other side.

PROPOSED DEVELOPMENT

Full planning permission is sought for two storey rear extension. This would span almost the full width of the rear elevation (4.96m) and would be 4m in depth. The extension would have a pitched roof with a ridge height of 7.1m and would feature two first floor windows and a ground floor window and door in its rear elevation.

PLANNING HISTORY

The relevant planning history is detailed below:

P/06/0571 Erection of two storey rear extension
 Granted planning permission subject to condition on 6 November 2006

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a letter was sent to the neighbouring property.

On representation was received advising of an inaccuracy in the application form which indicated that there would be no alterations or enlargements to the roof. However, the

submitted drawings clearly illustrate the extent of the works proposed including the new roof to the extension.

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

Policy SW11: Sustainable design and place making 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 site relates to an end of terrace dwelling located in a mainly residential area within the settlement boundaries. Accordingly, the principle of development is considered to be acceptable subject to compliance with other planning policies and material planning considerations.

Character and visual amenity

The proposal is for a two storey rear extension which would be considered to be sympathetic to the proportions of the dwelling. It is also recognised that the rear street scene is characterised by extensions of varying designs and scales including other examples of full width, two storey extensions. Within this context it is not considered that the extension would appear out of place or harm the character or visual amenities of the wider area. It is noted that no external finishes have been provided but this can be dealt with via a suitably worded condition to ensure that these are also appropriate. With the inclusion of this condition the development would comply with Policy SW11 of the LDP.

Residential amenity

The impact of the proposed works on the residential amenity of neighbouring occupants is a material planning consideration. In this respect it is noted that the proposed extension would be hard on the boundary with 43 Ynysygedd Road and would be two storeys in height. However, given that this property already benefits from a single storey rear annexe which projects along the boundary line beyond the proposed rear elevation of the extension, it is not considered that the proposal would have an overbearing impact. Similarly, as the only new windows would be located within the rear elevation, they would not give rise to a level of overlooking above that which is common between terraced

dwelling and thus would not result in an unacceptable level of overlooking or loss of privacy. It is noted that given the proximity of the extension to the first floor windows of number 43 that there may be some loss of light but as the extension would be 4m in depth, this is not deemed to be harmful enough to warrant the refusal of the application.

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 Plans and Elevations, Drawing Number: 02, Received on 13 October 2023.

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.

INFORMATIVES

1. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-
 - i) work on an existing wall shared with another property;
 - ii) new building on the boundary with a neighbouring property;
 - or
 - iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

2. 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.

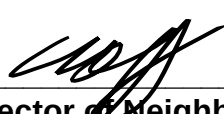
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

3. 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

PP.

DATE: 10.11.2023