

DELEGATED REPORT

Application No: P/21/0036

Site Address: 7 Alexander Place
Abercanaid
Merthyr Tydfil
CF48 1SJ

Development: Single storey rear extensions

Case Officer: Rebecca Owens

Site Visit: 15th February 2021

Application Expiry Date: 26th April 2021

Consultation reply date expired: 2nd March 2021

APPLICATION SITE

The application relates to a mid-terrace dwelling located in a mainly residential area within the settlement boundary. The site is bound by other dwellings on either side, a highway to the front and a lane to the rear. The rear lane occupies a higher level than the dwelling with the garden at two different levels.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of two single storey rear extensions.

It is proposed to demolish an existing single storey annexe off the rear elevation of an existing two storey annexe and erect a larger extension in its place. This would be 2.9m in depth by 2.37m in width and would have a mono-pitched roof with a maximum height of 3.4m. The extension would feature a window in its rear elevation, which would serve a toilet.

The other extension would be erected off the main rear elevation of the dwelling and alongside an existing two storey annexe, effectively filling in the area between this and the boundary. This extension would be 4.7m in depth (the same as the two storey annexe), 1.8m in width and would have a flat roof with a height of 3.05m. The roof would feature a roof light which project above this by 0.1m. The extension would have glazed doors in its rear elevation which would also span across part of the rear elevation of the two storey annexe.

The proposed flat roof would comprise of a polyroof roofing system but the finish of the mono-pitched roof has not been provided. Finally, the external elevations of the extensions would be finished with sand cement render in a dashed finish to match the existing walls.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application. However, it is noted that there is currently a planning application under consideration relating to the neighbouring property number 6 Alexander Place for a single storey rear extension (planning reference P/21/0038).

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 adjoining 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

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.

In addition, 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.

PLANNING CONSIDERATIONS

The application relates to a mid-terrace dwelling and there are examples of other additions visible within the rear street scene. The proposed extensions are considered to be of an acceptable design and scale, which would be in proportion with the existing dwelling and sympathetic in their appearance. Whilst it is acknowledged that one of these features a flat roof, this would be discretely sited adjacent to the two storey annexe and thus not

readily visible. As such the proposal would not harm the character or visual amenities of the property or indeed the area in general. However, as no details have been provided of the proposed mono-pitched roof tiles it is recommended that a condition be included with any planning permission to ensure this matches the existing property.

Regard has also been had for the impact of the proposal on the residential amenity of the neighbouring properties. In this respect, it is noted that the single storey rear extension off the rear elevation of the two storey annexe would be erected almost hard on the boundary with 8 Alexander Place and indeed would appear to tie in with the roof of this neighbouring property's existing single storey annexe. As the proposed extension would have the same maximum height as the neighbouring annexe and would project just 0.7m beyond its rear elevation, it is not considered that the proposal would have any overbearing impact or result in any loss of light or overshadowing. In addition, views from the proposed extension's rear facing window would be obscured by the existing boundary fence.

The other extension would be erected almost hard on the boundary with 6 Alexander Place and would project along this for a distance of 4.7m and at a height of 3.05m. It is recognised that this would result in a narrow section of the neighbours' garden being flanked by its own two storey rear extension and the proposed single storey extension. However, this arrangement is not uncommon between terraced properties. Furthermore, it is not deemed that the extension would have a significantly overbearing impact and whilst it would result in some loss of light to this area of the neighbours' garden and adjacent windows and doors, it is not considered that this would be to a harmful extent. In this regard it is recognised that no objections have been received from the occupants of 6 Alexander Place. In addition, given that the glazed doors in the rear elevation would be at ground floor level, they would not give rise to any unacceptable degree of overlooking or loss of privacy. Notwithstanding the above, it is noted that the occupants of this neighbouring property have in fact applied for a similar extension along the same boundary line, which would be of the same depth and height as the proposal. If constructed this neighbouring extension would diminish the impact of the proposed extension.

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:**

CONDITIONS/REASONS:

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, Sections and Elevations, Received on 1 February 2021.

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 mono-pitched roof on the extension hereby approved 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 check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. 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.

3. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

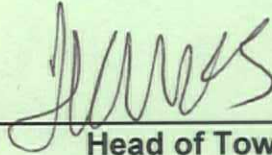
If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

4. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or

pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED

A handwritten signature in dark ink, appearing to be 'J. W. S.', written over a horizontal line.

Head of Town Planning

DATE:

19/3/21