

DELEGATED REPORT

Application No: P/22/0185

Site Address: Pantglas
4 Pant Glas
Merthyr Road
Troedyrhiw
Merthyr Tydfil

Development: Two storey rear extension

Case Officer: Nia Chard

Application Expiry Date: 12th October 2022

Consultation reply date expired: 8th August 2022

APPLICATION SITE

The application site comprises a two-storey, mid terraced dwelling located within a residential area of Troedyrhiw. The property is bound by neighbouring properties on both sides and is served by a lane to the rear. The neighbouring property on its south-western side has a two-storey and single storey extension positioned along the dividing boundary. The neighbouring property on the north-eastern side has a single storey flat roof extension positioned on the dividing boundary.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a two storey extension along the main back wall of the property. The proposed extension would measure 5.5m in width and 5m in depth. It would have a 7.4m high pitched roof which would be set down from the ridge of the main property. The external walls of the extension are to be finished in render and the roof would be covered in artificial slate to match existing. It is proposed that the extension would accommodate a kitchen/diner on the ground floor and a two bedrooms at first floor.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

None undertaken with this application.

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 representation were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) 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 TANs to this application are 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

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The key issues to consider under the assessment of this application relate to whether the proposed development would be acceptable in respect of its impact upon the character and appearance of the property and the wider area and upon the amenities of neighbouring properties.

The proposed extension would be sited to the rear of the property and would not be viewed in context with the main street scene. As such, it not would adversely impact the main frontage of the street or the character of the area. Whilst it would extend the entire width of the property, its scale would not appear out of proportion with the main dwelling. Furthermore, the extension has been designed with a sympathetic pitched roof which would be set down below the ridge height of the original dwelling. This would ensure that

the addition appears subservient to the main house in line with the guidance set out in the Council's aforementioned SPG for householder development.

With regard to the impact of the development on the amenities of nearby occupiers, it is acknowledged that the proposed two-storey extension would be sited hard on the boundaries with the dwellings on either side (Pant-Teg House and Glandwr). However, Pant-Teg which is adjacent to the south-western boundary already has a two-storey extension which is also constructed hard on the boundary line. The proposed extension would be of the same depth as the neighbouring extension. As such, the development would not have an overbearing impact on this property or result in any unacceptable loss of light or overshadowing impact. The dwelling to the north-east known as Glandwr, has a single storey flat roof extension positioned on the dividing boundary. The proposal would not extend beyond this single storey extension. It is acknowledged that there would be some loss of light and overshadowing to the rear window serving the neighbouring property, however it would not be significantly more harmful than the current arrangement. Furthermore, the roof is to be set well below the ridge of the main property and this would help to mitigate any overbearing impact this extension may have upon the adjoining properties.

In terms of the potential loss of privacy, it is acknowledged that the proposed extension would feature first floor bedroom windows. However, these would not give rise to a significantly greater level of overlooking into the rear gardens of the adjoining properties on either side or indeed those dwellings which are located on the opposite side of the rear access lane. It is also noted that no representations were received following the publicity exercise. The proposed development would therefore be acceptable in respect of its impact on the privacy and amenities of nearby residents and would comply with Policy SW11 of the LDP.

Finally, 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 Elevations and floor plans, Revision 02 Received 9 August 2022
Site Location Plan Received 15 July 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:

30/8/22