

DELEGATED REPORT

Application No: P/20/0045

Site Address: Shalom
27 Lancaster Villas
Lancaster Street
Merthyr Tydfil
CF47 8SN

Development: Demolish existing rear extension and construct single storey rear extension

Case Officer: Rebecca Owens

Application Expiry Date: 20th April 2020

Consultation reply date expired: 19th March 2020

APPLICATION SITE

The application relates to a semi-detached dwelling located in the settlement boundary and within a mainly residential area. The site is bounded by a highway to the front and other dwellings to the sides and rear. The profile of the site is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission is sought to demolish an existing rear extension and construct a new single storey rear extension in its place. The proposed extension would be 2.1m in width by 4.635m in depth and would have a mono-pitched roof with a maximum height of 3.468m. The extension would feature French doors in its rear elevation and two windows in its side elevation which would serve a sunroom. The roof of the extension would be covered with interlocking concrete tiles and the external walls would be finished with render.

PLANNING HISTORY

The relevant planning history is detailed below:

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

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 application site relates to a residential 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.

The application relates to the demolition of an existing single storey rear extension and for the erection of a new extension in its place. This extension would largely be of the same size and design as the existing extension and such no concerns are raised in terms of its scale or general appearance. However, a condition regarding external finishes is recommended to ensure these match the existing dwelling.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, whilst the application site is bound by residential dwellings to the sides and rear, the proposal would be sited in close proximity to the dwelling to the north-west known as 26 Lancaster Villas. Given that the proposed extension would be of a similar size and design to the existing extension it would replace, and would contain less glazing in its elevation facing towards this neighbouring dwelling, it is not considered that this would result in any additional impact on the occupants of this dwelling. Furthermore, no representations were received following the publicity exercise.

Having regard to the above considerations, the proposal is found to comply with Policy SW11 in term of both visual and residential amenity.

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 and Elevations, Drawing Number: 20201031-02 Rev. A, Received on 24 February 2020.

Drawing Title: Site Plans, Drawing Number: 20201031-03 Rev. A, Received on 24 February 2020.

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

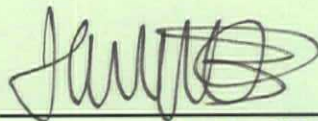
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

2. 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



Head of Town Planning

DATE:

30/03/20.