

DELEGATED REPORT

Application No:	P/24/0108
Site Address:	3 Gurnos Farm Houses Gurnos Ring Road Gurnos Merthyr Tydfil CF48 2SH
Development:	Single storey extension
Case Officer:	Kate Glover
Site Visit:	29th May 2024
Application Expiry Date:	2nd July 2024
Consultation reply date expired:	19th June 2024

APPLICATION SITE

The application relates to an end of terrace dwelling located outside of the settlement boundary.

The application property, No. 3 Gurnos Farm Houses has the benefit of a single storey extension at the rear. The plans indicate that the extension provides rear access to the dwelling and accommodates a kitchen and a bathroom.

The external materials of the application property are natural stone and slate on the original part of the property. The rear extension has a pitched roof which is has been finished with concrete tiles, and the elevations are a mix of render and natural stone. The rear extension measures 9.1 m long, 3.8 m wide, 2.3 m to eaves level and 3.2 m to ridge height.

On all elevations of the property, windows, door frames and roof goods are uPVC.

No. 3 Gurnos Farm Houses is bounded by its associated amenity area to the north, east and south.

The property to the west (No. 2 Gurnos Farm Houses) has a single storey rear extension that is constructed on the boundary of the application site.

Access and parking are located to the rear of all properties that comprise the terrace. The parking area is extensive and there does not appear to be any organisation to parking, i.e. designated areas for each dwelling.

To the west of the application site and beyond the terrace, is Gurnos Farm. It is noted that the farm and its associated complex of buildings are Locally Listed.

Beyond the front amenity area associated with the development site is the A465 trunk road.

It is noted that the site is located in Special Landscape Area 1: Nant Morlais and Cwm Taf Fechan. The site is 76m west of Gurnos wood which is a Site of Importance for Nature Conservation (SINC) and 230m east of the Cwm Taf Fechan which is a Site of Special Scientific Interest (SSSI).

PROPOSED DEVELOPMENT

Full planning permission is sought to construct an infill extension in the area between the rear of the dwelling and the rear extension of the adjacent property.

The infill extension would measure approximately 5.6 m long and 1.64 m wide and would provide a larger kitchen. The pitched roof of the extension would be removed and replaced with a flat roof. The total height of the extension would be 2.4 m. Proposed external materials are uPVC window frames, a polyroof system and the elevations would be rendered.

It is noted that the proposed infill extension would not extend beyond the neighbour's rear extension.

A new window and French doors will be provided on the east elevation which faces over the amenity area associated with the application site.

There would be no additional openings or changes to the elevation that faces the rear amenity area of the neighbouring property.

PLANNING HISTORY

P/98/0307 Front porch
 Granted 20.08.1998

CONSULTATION

Due to the nature, scale and location of the proposal, no consultation has been carried out.

PUBLICITY

In accordance with the Town & Country Planning Development Management Procedure) Wales) Order 2012, a site notice was displayed on public land near the site and letters were sent to Nos 1 and 2 Gurnos Farm Houses.

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 12 (February 2024).

Local Planning Policies

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

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- EnW5: Landscape Protection
- CW1: The Historic Environment

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

- Note 4, Sustainable Design.
- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

Principle of Development

As noted above the proposal will be outside the settlement boundary. As the proposal is within the residential curtilage of the application site, the principle of development is acceptable.

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

Visual Impact

It is considered that the proposed extension and external materials are appropriate in scale, character and appearance to the dwelling. For the same reasons, it is considered that the proposal would not result in any detriment to the setting of the Locally Listed Building Gurnos Farm or Special Landscape Area 1: Nant Morlais and Cwm Taf Fechan.

It is considered that the proposal meets with the requirements of Policies SW4, SW11, CW1 and EnW5.

Residential Amenity

It is noted that the proposed infill extension will not extend beyond the rear elevation of the neighbouring property's extension. As such, there would be no detriment to the residential amenities of the neighbouring property.

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

Ecology/Biodiversity

The site is located in a countryside location. As noted above, the site is 76m west of Gurnos wood SINC and 230m east of the Cwm Taf Fechan SSSI.

The planning Ecologist has suggested that a Preliminary Roost Assessment (PRA) should be undertaken to assess potential adverse impacts on protected species and habitats. In this instance, it is noted that planning permission may not be required to carry out certain works to the existing the roof of the extension and part of the proposal could be undertaken without the need for permission. As such the request for a PRA given the nature of the proposal would not be proportionate or justified. 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. Furthermore, a condition can be used to secure biodiversity enhancement.

It is noted that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement would be secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policies EnW1, EnW2 and EnW3.

CONCLUSIONS

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.

The proposed development is deemed to be acceptable and complies with the relevant policies. 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 plan:

Drawing Title: Proposed and Existing Elevations, Received on 7 May 2024.

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

3. **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 'C. H. S.', is written over a horizontal line.

Director of Neighbourhood Services

DATE: 21.06.2024