

DELEGATED REPORT

Application No: P/21/0015

Site Address: 34 The Hawthorns
Pant
Merthyr Tydfil
CF48 2EJ

Development: Construct chimney to the side of the property

Case Officer: Marlene Ferreira

Site Visit: 2nd February 2021

Application Expiry Date: 10th March 2021

Consultation reply date expired: 8th February 2021

APPLICATION SITE

The application site relates to a relatively modern two storey property, 34, The Hawthorns, in the area of Pant. The property, accessed off a small cul-de-sac street, is located on a prominent corner plot, elevated above and set back from, the front and rear highways. The dwelling benefits from a recently constructed rear two storey extension, as well as on-site parking within the front driveway (and attached garage) and is served by a reasonably sized rear garden to the west. Externally, the property is finished with brown brickwork elevations, brown concrete roof tiles and UPVc windows.

The property lies in a residential estate made up of detached dwellings of varying scales and designs. It is bound to the north and east by 42 and 33, The Hawthorns and to the south and west by the adopted highway.

The application site lies within the settlement boundary – Primary Growth Area as designated within the Merthyr Tydfil Replacement Local Development Plan 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a chimney on the side elevation of the property.

The proposed chimney would measure 1.6 metres wide, 0.5 metres deep and 6.6 metres in height, would be finished in brickwork, and would serve the kitchen/dining area.

PLANNING HISTORY

P/19/0280 - Increase the roof height of the dwelling and erect two storey and single storey rear extensions – Approved: 7th January 2020.

P/03/0477 – Erect conservatory to the rear elevation – Approved: 20th October 2003

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to the adjoining properties. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)
- National Planning Policies
- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- The Merthyr Tydfil Local Development Plan 2016 – 2031

SW4 – Settlement Boundaries

SW11 – Sustainable Design and Placemaking

- Supplementary Planning Guidance (SPG):

SPG Note No. 6 – A Design Guide for Householder Development (September, 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed chimney would be acceptable in respect of its impact upon the character and appearance of the property and the surrounding area. The impact upon residential amenity is also primary consideration in the assessment of this proposal.

Character and Appearance

The proposed chimney would be sited to the southern side elevation and as such would result in a prominent addition within the street scene. However, the proposed chimney, given its size and height, which would be well below the ridge height of the property, would not result in a dominant addition to the dwelling. Furthermore, it would be finished in a matching brickwork. As such, the proposal would appear as a sympathetic addition which would not detract from the character and appearance of the dwelling or the wider street. Indeed, its scale and appearance would appear similar to that of other existing chimneys on nearby neighbouring dwellings. The proposed development would therefore comply with SW11.

Residential Amenity

Given the nature of the proposed development combined with the distance from the application site to the neighbouring dwellings on the opposite side of the road, namely 25, 26 and 27 The Hawthorns, the proposed chimney would not be considered to have an adverse impact upon the privacy and amenities of these surrounding neighbouring occupiers. The relationship between the proposed development and the neighbouring properties would therefore be acceptable and comply with LDP Policy SW11. It is also noted that no objections have been received as a result of the publicity exercise.

CONCLUSION

It is considered that the proposed chimney would result in an acceptable form of development which would not have an adverse impact on the character and appearance of the area or the amenities of nearby occupiers and would therefore comply with the relevant policies.

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 for the following **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: Existing and Proposed Plans and Elevations, received: 13th January 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 external surfaces of the chimney 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:

9/3/21