

DELEGATED REPORT

Application No:	P/24/0124
Site Address:	62 Aberfan Road Aberfan Merthyr Tydfil CF48 4QJ
Development:	Single storey rear extension
Case Officer:	Kate Glover
Site Visit:	6th June 2024
Application Expiry Date:	17th July 2024
Consultation reply date expired:	27th June 2024

APPLICATION SITE

The application relates to a semi-detached dwelling located within the settlement boundary. The external materials of the application property are rendered elevations, slate roof and uPVC window, door frames and roof goods.

The property has the benefit of a small garden area at the front of the property and a larger rear garden.

The property also has the benefit of a garage which is located hard on the rear boundary of the site. Access to the garage is via a private road that runs parallel to Aberfan Road.

The application property forms part of an attractive group of semi-detached dwellings along Aberfan Road.

The topography of the area is such that the ground levels of the dwellings are at the same level. However, the ground level rises steeply in the rear gardens.

PROPOSED DEVELOPMENT

Full planning permission is sought for a single storey, in-fill extension. During the site visit it was noted that the proposed extension was partially constructed.

The proposed extension, which is lean-to in design, would measure approximately 5.1 m long 2.2m wide, 2.3 m to eaves 3.3 m to ridge height. Two roof lights would be provided in the roof. The majority of the rear elevation would be glazed and comprise of French doors with additional glazing above. Other materials proposed to be used on the external surfaces of the extension are rendered elevations, a slate roof and uPVC windows, door frames and roof goods. The extension would provide an enlarged kitchen for the property.

To accommodate the ridge of the proposed extension, the cill level of a first-floor window will be raised and the window will be reduced in size.

The proposed extension would be located some 1.5 m from the boundary of the neighbouring dwelling, No. 61 Aberfan Road. It is also noted that both Nos 62 and 61 have constructed walls along their respective boundaries. The walls are constructed to the same height, which is approximately 2.3 m.

The occupants of No. 60 Aberfan Road would not see the proposed extension as it would be hidden by virtue of a two storey, rear extension.

PLANNING HISTORY

The relevant planning history is summarised below:

P/05/0605 Detached garage to rear
 GRANTED 6th Dec 2005

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties and a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) 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) (PPW12).

Local Planning Policies

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

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking

- EnW1 Nature Conservation and Ecosystem Resilience

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

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

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to principle of development, visual impact, impact on the residential amenities of neighbours and ecology.

Principle of Development

The development is within the settlement boundary and the residential curtilage of No. 62 Aberfan Road.

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

Visual impact

It is considered that the scale, design and proposed external materials respect the character and appearance of the dwelling and surrounding area.

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

Residential amenity

It is noted that no windows are proposed to be inserted into the south elevation of the proposed extension.

In terms of overbearing, it is considered that by virtue of its size, scale and location, the proposal would not result in a detriment to the residential amenities of the neighbouring property (No. 61).

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

Ecology

In respect of ecology, the Council's Ecologist has recommended that a bat box is positioned on the northern elevation of the onsite building. The rear garage is the only building within the site boundary that has an available northern elevation. The positioning of a bat box in on the garage may not be possible as it could over hang onto third party land. In addition, the boundary wall provides an elevated location for cats to prey on bats using the suggested enhancement. Given the scale and nature of the development, it is considered a condition can be used to secure biodiversity enhancement.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Likewise, given the nature of development, this would not be deemed a reasonable requirement in this instance.

Notwithstanding this, ecological enhancements would be requested and controlled by condition, which would provide additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

It is considered that the proposal meets with the requirements of Policy EnW1.

Conclusion

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.

Having regard to the policy context above, the proposal is considered to be acceptable and 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:

Drawing Title: Proposed Single Storey Rear Extension with Alterations, Drawing Number ABERFAN 62 01, Received on 22 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.

4. 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.

RECOMMENDATION ENDORSED




Director of Neighbourhood Services

DATE: 03.07.2024