

DELEGATED REPORT

Application No: P/21/0122

Site Address: Toll Gate House
Rodericks Terrace
Treharris
CF46 5AT

Development: Conservatory to the side elevation

Case Officer: Rebecca Owens

Application Expiry Date: 3rd June 2021

Consultation reply date expired: 12th May 2021

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area within the settlement boundaries. The site is bound by highways to the front and one side (west and north respectively) and other dwellings to the remaining side (south) and rear (east).

PROPOSED DEVELOPMENT

Full planning permission is sought to demolish an existing side conservatory and erect a replacement conservatory in its place. The proposed conservatory would be of the same footprint (2.2m by 3.7m) as the existing conservatory, with a mono-pitched roof of the same pitch, ridge and eaves heights (2.65m and 2.43m respectively). The conservatory would be fully glazed with full height glazed panels to the front and rear, full height glazed sliding doors to the side and a glazed roof. The frame would be aluminium.

PLANNING HISTORY

The relevant planning history is summarised below:

P/99/0091 First floor side extension incorporating dormer (amended proposal)
Granted planning permission subject to conditions on 22 April 1999

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 neighbouring properties.

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 11, February 2021)

Local Planning Policies

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 proposal is for a single storey conservatory off the side elevation of an existing single storey side annexe, which would replace the conservatory which is currently in situ. The proposed conservatory would be of the same footprint and general design as the existing conservatory and with a mono-pitched roof of the same pitch, ridge and eaves. However, the replacement conservatory would be in aluminium and the external elevations would vary slightly from the current design with fully glazed panels, roof and sliding doors. Notwithstanding these variations, given that the proposal would replace an existing conservatory with one of the same scale and dimensions and of a similar design and appearance, it is not considered that the proposal would result in any significant harm to the character and visual amenities of the dwelling itself or indeed the area in general. As such, the conservatory would be in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants and it is noted that there are bungalows to the east (21 and 22 Woodlands Crescent) which occupy a lower level than the application site and a dwelling to the south and south east (20 Woodlands Crescent). However, as the replacement conservatory would be of a similar design and scale to the existing structure it is unlikely to have any greater impact on the residential amenities of the neighbouring occupants and as such the proposal would comply with Policy SW11. In this respect it is also noted that no representations were received following the publicity exercise.

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:

Drawing Title: Proposed House, Drawing Number: TGH-PL-004, Received on 8th April 2021

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

INFORMATIVES

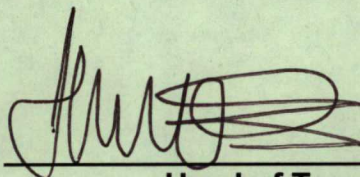
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should 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: 13th/5/21