

DELEGATED REPORT

Application No: P/21/0146

Site Address: Cadlan
10A The Grove
Merthyr Tydfil
CF47 8YR

Development: Erection of single storey front and side extension
(incorporating study and utility room)

Case Officer: David James

Site Visit: 30th April 2021

Application Expiry Date: 14th June 2021

Consultation reply date expired: 13th May 2021

APPLICATION SITE

The application site relates to a single-storey, detached dwelling situated off a residential street at The Walk. The property faces in a north-easterly direction onto a private drive/lane. It is bound by other dwellings to the rear and to the northwest, and the grounds of a bowls club to the southeast.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a single-storey front and side extension (incorporating a study and utility room), with associated internal and external alterations. The proposal would involve the demolition of an existing attached front garage and side porch.

The proposed extension would measure a maximum of 5.1m wide, a maximum of 11.6m deep and a maximum of 4.1m high. The study element of the proposal would replace the existing attached garage, at the front of the dwelling, and would have a pitched roof. The proposed utility room would be constructed on the side elevation of the property, replacing the existing porch, and would have a mono-pitched roof measuring a maximum of 3.9m high. The front extension would have two velux windows in the northwest plane of its roof. The southeast elevation of the extension would have a door, patio doors, and three windows. The materials used for the external surfaces of the extension would match those of the existing dwelling.

PLANNING HISTORY

P/21/0146 Replace roof of garage with pitched roof
Full Approval 23/03/16 (not implemented)

CONSULTATION

None undertaken.

PUBLICITY

In accordance with the Town and 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

National Policy

The Future Wales – the National Plan 2040 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.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the proposed extension would be partially located to the front of the dwelling, and visible from the lane at the front of the property. It would also be larger than the existing garage that it would replace. However, it is noted that the proposed extension would have a pitched roof, to match the existing dwelling, replacing the flat roof of the existing garage. It is considered that this is a better design solution, which would improve the character and appearance of the dwelling. Additionally, it is considered that the proposed front extension, although larger than the existing garage, would be of an appropriate scale to the dwelling, and finished in matching materials. It is not considered that the proposed side extension, given its scale, position and materials, would have any negative impact on the character or appearance of the area. Taking this in account, the proposal is acceptable and accords with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the amenities of the surrounding occupants. In this respect, it is noted that the proposed extension would not be in close proximity with any of the neighbouring dwellings, being sited adjacent to the shared boundary with the bowls club to the southeast. Therefore, it would have no harmful impact on residential amenity, in terms of overlooking, overbearing or overshadowing impacts. Nor would it, due to its single-storey nature, have a harmful impact on the bowls club, or the dwellings on the opposite side of the lane to the front.

Overall, having considered the above and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance with Policy SW11 of the LDP.

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:

Existing and Proposed floor plans received 19th April 2021
Constructional Details received 19th April 2021

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

INFORMATIVES

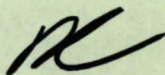
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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



P.P

Head of Town Planning

DATE: 19.05.2021