

DELEGATED REPORT

Application No:	P/20/0191
Site Address:	45 Mount View Merthyr Vale Merthyr Tydfil CF48 4TA
Development:	Construct single storey rear extension
Case Officer:	Marlene Ferreira
Site Visit:	25th August 2020
Application Expiry Date:	14th October 2020
Consultation reply date expired:	10th September 2020

APPLICATION SITE

The application site relates to a two-storey semi-detached dwelling, 45 Mount View, located in a cul-de-sac street in Merthyr Vale. The property is elevated above the front highway and benefits from a large front garden area with external access into a rear garden (also large in size), by means of a gated entrance at the side of the property. The dwelling appears to remain largely original and free of extensions. It is served by on-street parking only.

The dwelling lies in a close with other semi-detached dwellings. These neighbouring properties appear to remain largely original, however the adjoining property has been extended to the rear by means of a two-storey addition.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to erect a single storey extension to the rear of the property, following the removal of the low brickwork wall (measuring between 0.8 and 1.05 metres) retaining the upper rear grassed garden area. The pitched roof extension would provide a large kitchen/dining area and measure approximately 5.4 metres wide, 6 metres deep with a 3.7 metre ridge height. It would be finished in rendered elevations, concrete roof tiles and UPVc windows. A new retaining wall (with a maximum height of 1.1 metres) would be constructed beyond the proposed extension, to the eastern side and to the rear, to retain the upper grassed garden area.

PLANNING HISTORY

The council's records do not show any other recent or relevant planning history relevant to the assessment of this application.

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 nearby occupiers. No letters of representation have been received.

POLICY CONTEXT

The following policies of the Merthyr Tydfil Replacement LDP 2016-2031 are relevant to the assessment of this application:

Policy SW4 – Settlement Boundaries

Policy 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 extension would be acceptable with regards to its impact upon the character and appearance of the dwelling and the wider street scene, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed extension, as a result of its siting at the rear of the property, its single storey height and its modest scale, would amount to an acceptable addition to the dwelling. The external materials of the extension would also match those that already exist on the property. Thus, the proposal would appear as a proportionate and sympathetic addition to the property and would therefore be in context with the appearance of the rear street scene. As such, it would not detract from the character of the dwelling and would accord with LDP Policy SW11.

Residential Amenity

The extension would be sited adjacent to the neighbouring attached dwelling, 44 Mount View (located to the west), and adjacent to the flats located along Mount View (located to the east).

In respect of 44 Mount View, the proposed extension would be sited immediately adjacent to the dividing boundary with this neighbouring dwelling. However, it should also be noted

that the extension is a single storey addition, and as such, its single storey ridge height would be 3.7 metres in height, with an eaves height of 2.5 metres, which slopes away from this neighbouring property. Whilst the extension would extend 6 metres alongside the dividing boundary, the neighbouring property is already served by a rear two storey extension, and the proposed extension would only project a further 2.5 metres to the rear, beyond the rear elevation of this neighbouring two-storey rear extension. As such, the proposed extension is not considered to result in an overbearing form of development, nor would it result in the loss of light or privacy (given that only 2 roof lights would be sited adjacent to this neighbouring dwelling) and would therefore comply with LDP Policy SW11.

In respect of the neighbouring flats to the east, whilst it is noted that the extension would be located only 1.4metres (at its closest point) from the dividing boundary with these flats, it should be noted that these neighbouring properties are sited at a higher level, and this combined with the single storey height of the proposal and the existing vegetation/wire fence established along the dividing boundary (as well as the timber boundary fence beyond (on the site of the flats)), would ensure that the proposal does not result in an overbearing development which would result in the loss of light or privacy to these neighbouring properties.

Whilst it is noted that the extension would also be sited adjacent to the dwellings at the rear (north), these would be sited over 15 metres from the boundary with the application property, and as such would not have a detrimental impact on these neighbouring occupiers.

The relationship between the proposed development and nearby occupiers would therefore be acceptable and would comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide a kitchen/dining extension, and as such, would not increase the demand for on-street parking. Thus, the proposal would not have a detrimental impact on on-street parking provision or highway safety and would comply with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, 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 no: 712.01 - received 19th August 2020;
- Drawing no: 712.02 - received 19th August 2020;
- Drawing no: 712.02 - received 19th August 2020;
- Drawing no: 712.04 - received 19th August 2020;
- Drawing no: 712.05 - received 19th August 2020;

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

3. **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan .

INFORMATIVES

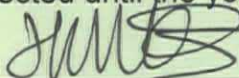
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

12/10/20