

DELEGATED REPORT

Application No: P/20/0140

Site Address: 37 Anthony Grove
Abercanaid
Merthyr Tydfil
CF48 1YX

Development: Single storey rear extension

Case Officer: Rebecca Owens

Site Visit: 3rd August 2020

Application Expiry Date: 31st August 2020

Consultation reply date expired: 30th July 2020

APPLICATION SITE

The application relates to a detached dwelling located in a cul-de-sac in a mainly residential area. The site is bound by a highway to the front, land to the rear designated as a Site of Importance to Nature Conservation (SINC) and other dwellings on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension which would span across the rear elevation of the dwelling and the existing side extension. The proposed extension would be 7.67m in length by 3.65m in depth and would have a flat roof with a height of 2.75m and a small parapet at a height of 2.95m. The roof would have a dark grey rubber finish and would feature two roof lanterns 1.5m by 0.9m which would project above the flat roof by 0.5m. The extension would also feature bi-folding doors in the south west facing side elevation and rear elevation and three further windows in the rear elevation. The external walls of the extension would be finished with timber cladding.

It is also proposed to resurface part of the rear garden with new paving.

PLANNING HISTORY

The relevant planning history is detailed below:

- P/20/0066 First floor extension above exiting ground floor extension
Granted planning permission subject to conditions on 16th April 2020
- P/12/0095 Erection of first floor and ground floor side extensions
Granted planning permission on 25 May 2012

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 adjoining dwellings.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

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 proposed extension is of an acceptable scale and would be in proportion with the existing dwelling. It is acknowledged that it would have a flat roof rather than a roof to match the pitch of the main roof and would introduce timber cladding to the pallet of material finishes rather than match the existing external elevations. However, given that it would be sited to the rear of the property where it is not readily visible from public vantage points and is single storey in height, it is not considered that these would impinge on the character or visual amenities of the dwelling itself or the wider area to an extent that would be objectionable. The scheme is therefore considered to be acceptable in terms of its design and appearance.

Regard has also been had for the impact of the extension on the residential amenities of the neighbouring residents. In this respect it is noted that the application site is bound by two other dwellings 38 Anthony Grove to the west and 36 Anthony Grove to the east. The adjoining dwelling to the west is sited almost 90 degrees from the application dwelling, with a splayed boundary line between them. In addition, the garage of the application site is located partially between this boundary and the proposed extension. As such, given this arrangement, the distance of the extension to the boundary line and the fact that all windows and doors are at ground floor level, the proposal would not have any significant impact on the residential amenities of the occupant of this property. The proposed extension would be located in closer proximity to the dwelling to the east at just 1.5m from the boundary line. However as the extension is only 3.65m in depth and 2.95m in height it is not considered that it would have an overbearing impact or create any unacceptable overshadowing or loss of light. In addition, there are no windows proposed in the elevation which faces towards this neighbouring property and as such there would not be any overlooking or loss of privacy. The proposal is therefore found to be acceptable in terms of residential amenity and 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 scheme complies with policy SW11 of the LDP and the aforementioned SPG and thus 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: New Rear Extension - Proposed Plans, Sections & Elevations, Drawing Number: 002, Received on 6 July 2020.

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:

10/8/20

