

# DELEGATED REPORT

**Application No:** P/22/0195

**Site Address:** 3 Ash Villas  
Cardiff Road  
Troedyrhiw  
CF48 4LE

**Development:** Erection of two-storey rear extension with associated alterations

**Case Officer:** David James

**Site Visit:** 31st August 2022

**Application Expiry Date:** 18th September 2022

**Consultation reply date expired:** 15th August 2022

## APPLICATION SITE

The application site relates to a semi-detached dwelling situated within the residential area of Troedyrhiw. The property faces southwest onto the highway (which is at a significantly lower level). It is bound by other dwellings to either side, and a lane to the rear.

## PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a two-storey rear extension with associated internal and external alterations. The proposal would involve the demolition of existing rear single-storey extensions.

The proposed extension would measure 5.6m wide, 4.6m deep and 7.6m high, incorporating a pitched roof, which would be below the ridgeline of the main property. On the ground floor, the extension would accommodate a kitchen. At first floor level, the extension would provide two additional bedrooms. The extension would have bifolding doors in its rear elevation at ground floor level, and two windows at first floor level. It would have a window in its southeast side elevation, at ground floor level, and a roof-light in its northwest roof-plane. The roof of the dwelling would be finished in tiles, the walls would be rendered, and the doors and windows would be upvc. These materials would match the dwelling.

As part of the proposal, an existing window in the dwelling's southeast side elevation would be replaced with a smaller window.

## PLANNING HISTORY

There is no recent planning history relevant to the determination of this application.

## CONSULTATION

No consultation was undertaken in relation to the application.

## 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 CW1 – Historic Environment

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

SPG 6 – Householder Design

## 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 two-storey extension would be located to the rear of the dwelling, away from the street frontage. As such, it would not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from the highway. It would be somewhat visible from the surrounding area to the rear. Whilst it would extend the entire width of the property, it is considered to be of an acceptable design and its scale would not appear out of proportion with the main dwelling. Furthermore, the external finishing materials would match the existing house. In this respect, the proposal is found to 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 surrounding occupants. In this respect, it is noted that the extension would result in a two-storey development, with a depth of 4.6m, in close proximity to the shared boundaries with 2 Ash Villas and 5 Pleasant View. However, it would only slightly extend beyond the existing single-storey extension of number 2, and would not extend beyond the two-storey extension of number 5. This would somewhat mitigate the impact of the proposal on the adjoining dwellings, in terms of overbearing, overshadowing and loss of light impacts.

The greatest impact arising from this scheme would be the potential overlooking impact from the proposed extension. In this respect, it is noted that the proposed extension would include two windows in its rear elevation at first floor level, and patio doors at ground floor level. Given the nature of the rear gardens of the properties, it is acknowledged that a significant degree of overlooking would already occur.

Additionally, it is acknowledged that a window would be inserted into the side elevation of the proposed extension, facing number 5. However, the window would be at ground floor level with the boundary wall mitigating the majority of any overlooking. As such, it is not considered that the proposed extension would significantly increase the degree of overlooking that already occurs from the existing rear windows of the application site. Therefore, the proposal would not result in a harmful level of overlooking.

Overall, while there is some concern that the development may lead to some limited impacts, between the application property and the adjoining dwellings, 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:

ASH VILLAS 3 01B Existing & Proposed Plans, Elevations & Section Details received on 24th July 2022

ASH VILLAS 3 02 Existing & Proposed Plans received on 24th July 2022

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

**INFORMATIVES**

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.

All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

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.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

**RECOMMENDATION ENDORSED**



**Director of Neighbourhood Services**

**DATE:**

1/9/22