

DELEGATED REPORT

Application No: P/20/0229

Site Address: Maes Y Meillion
Swansea Road
Swansea Road
Merthyr Tydfil
CF48 1HU

Development: Proposed extension

Case Officer: Rebecca Owens

Site Visit: 5th October 2020

Application Expiry Date: 22nd November 2020

Consultation reply date expired: 20th October 2020

APPLICATION SITE

The application relates to a detached bungalow in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, another dwelling to one side and vegetated land to the rear and remaining side which is on the boarder of the Trago Mills retail site.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of an extension, which would infill the gap between the main side elevation of the dwelling and the existing detached garage. The extension would be set back from the main front elevation by 1m so it aligns with the front elevation of the garage and would be 6.12m in depth by 3.4m in width. It would have a flat roof with a height of 2.8m that would feature a lantern roof light 2.5m by 1.5m and with a height of 0.6m above the roof.

PLANNING HISTORY

There is no relevant planning history that needs to be taken into consideration when determining this application.

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 and a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

Policies SW11: Sustainable design and place making and CW1: The Historic Environment, 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 application relates to a detached bungalow forming one of four dwellings in a row. The other dwellings are all two storey and form a terrace row, although the end of terrace property is of a different scale and design to the others. Given this varied context in which the application dwelling is of a distinctive design, it is not considered that the proposed extension would have any significant impact on the character or visual amenities of the streetscene. Similarly, whilst it is recognised that the extension would have a flat roof and would be readily visible from the highway, there is already a flat roof side annexe visible (albeit set further back) and thus this is already a feature of the property. Furthermore, the extension would be relatively modest in size and set back from the main front elevation. As such, it is not considered that the extension would appear incongruous or adversely affect the character of the dwelling. Accordingly, the proposal would not be detrimental to the character or visual amenities of the dwelling itself, the wider area or indeed Urban Character Area 9 (West Merthyr, including Heolgerrig and Gellideg). It is therefore in accord with Policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding residents. In this respect, it is noted that the proposed extension would infill a gap between the dwelling and its existing detached garage and with the exception of the roof lantern, would be no taller than the existing garage. As such, it would have no notable affect on the adjoining dwelling 36A Swansea Road, which is sited on the other side of this garage. It is also noted that no representations were received following the publicity exercise. The proposal would therefore be acceptable in terms of residential amenity and would comply 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:**

CONDITIONS/REASONS:

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: Ground floor plan, diagrammatic section AA, North East elevation,
Drawing Number: 04, Received on 27 September 2020.

Drawing Title: West elevation, South Elevation, North elevation, Drawing Number:
05, Received on 27 September 2020.

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

3. The materials to be used in the construction of the external wall surfaces of the extension shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

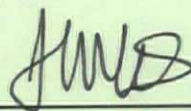
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

9/11/20