

DELEGATED REPORT

Application No: P/22/0246

Site Address: 2 Perthygleision Bridge
Aberfan
Merthyr Tydfil
CF48 4PP

Development: Construction of two-storey rear extension

Case Officer: Caroline Pulley

Site Visit: 18th October 2022

Application Expiry Date: 9th November 2022

Consultation reply date expired: 11th October 2022

APPLICATION SITE

The application site relates to a semi-detached dwelling, located within the settlement of Aberfan. The property fronts directly onto the highway of Cemetery Hill and is bound by the adjoining semi-detached dwelling (no.1 Perthygleision Bridge) to the northwest and bungalow and a parking/turning area to the south-east. To the rear and at a higher level is the highway of Bryntaf.

PROPOSED DEVELOPMENT

The application seeks full planning permission to erect a two-storey extension on the rear elevation of the dwelling.

The proposed two-storey extension would measure 7m in width and 2.8m in depth, and would have a double-gabled ridged roof with a maximum height of 5.8m. It would contain three windows to both the ground floor and first floor rear elevation, serving a dining room, toilet, bedroom and bathroom. The south-eastern side elevation would contain a set of patio doors to the dining room. The external walls of the extension would be finished in render and the roof would be covered with tiles.

PLANNING HISTORY

The planning history relating to the application property is as follows:

P/20/0081	Two storey rear extension Approved – 11.05.2020
P/15/0327	Erection of two-storey rear extension and single storey rear extension Approved – 20.11.2015

CONSULTATION

None undertaken with this type of application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and site notices were displayed within the vicinity of the site.

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 10 (December 2018) 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 TANs to this application are 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

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposed extensions, by virtue of their design, size and siting would have an acceptable impact on the character and appearance of the existing property and wider street scene.

The impact of the development on the amenity of neighbouring residents is also an important consideration.

Planning permission (App Ref: P/20/0081) was approved in 2020 for a similar two-storey double gabled extension at the rear of the property. However, the previous permission was far more sympathetic in terms of its relationship with the existing dwelling, roof pitches and fenestration arrangement. The eaves height of the current proposal is unsympathetically positioned above the existing eaves height and the proposed fenestration is also not symmetrical and sits awkwardly in terms of the double pitched roof. This is a concern. Nevertheless, it is acknowledged that the extension would be seen in association with the neighbouring two-storey flat roof extension, which also extends above the eaves. Taking this into account, the proposal is deemed, on balance, to have an acceptable impact on the character and appearance of the existing dwelling and the surrounding area.

In terms of the impact that the proposal would have upon the amenities of neighbouring properties, the overall siting of the proposed two-storey extension would be very similar to the scheme approved under application P/20/0081, which can still be implemented. The main difference between this proposal and the previously approved scheme is that the two-storey extension would only project 2.8m into the garden, whereas the previous proposal was for a 5m long two-storey extension. Accordingly, the potential overshadowing and overlooking impact arising from this development would be less compared to what has already been permitted. It is also noted that the first floor windows serving the current extension would also serve a bedroom and a bathroom and this remains unchanged from the previous application. Taking these factors into account, the proposed development would have an acceptable impact on the amenities of the adjoining residents. Furthermore, there have been no objections received to this application as a result of the publicity exercise undertaken. The proposal is therefore considered to comply with Policy SW11 of the LDP.

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:

Proposed elevation plans and floor plans received on 14.09.2022

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 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.

4. **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. 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.

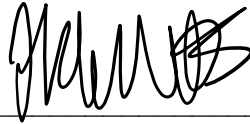
Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

3. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

25/10/22