

DELEGATED REPORT

Application No: P/22/0249

Site Address: 1 Penlan Street
Pentrebach
Merthyr Tydfil
CF48 4DE

Development: Erection of two-storey rear extension

Case Officer: David James

Site Visit: 3rd October 2022

Application Expiry Date: 9th November 2022

Consultation reply date expired: 12th October 2022

APPLICATION SITE

The application site relates to an end-of-terrace dwelling situated within the residential area of Pentrebach. The property faces southeast onto the highway. It is bound by another dwelling to the northeast, a lane to the southwest, and an electricity sub-station 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 an existing rear single-storey extension.

The proposed extension would measure 5m wide, 5.8m deep and a maximum of 7.2m 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/diner. At first floor level, the extension would provide two additional bedrooms, including an ensuite. The extension would have a door and patio doors in its rear elevation at ground floor level, and two windows at first floor level. It would have an obscured window in its southwest side elevation, at first floor level, and a roof-light in its southwest 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.

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, and a notice was displayed in 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 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 readily visible from the front street scene. However, as the application site is an end-of-terrace dwelling, the extension would be visible from parts of the front highway, as well as from the side lane. Despite this, it is considered to be of an acceptable design, and its scale would not appear out of proportion with the main dwelling. As such, it would not have an adverse impact on the appearance of the dwelling when viewed from the surrounding area. 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 5.8m and a maximum height of 7.2m, in close proximity to the shared boundary with 2 Penlan Street. However, it would not extend beyond the existing single-storey extension of number 2. 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. As such, it is not considered that the proposal would result in a harmful degree of overlooking or loss of privacy.

The extension would be sited perpendicular to the rear gardens of George Terrace and Walkers Terrace to the southwest. It would be separated from the rear boundaries of these gardens by a lane measuring approximately 2.5m. Given this setback, it is not considered that the extension would result in a harmful degree of overbearing, overshadowing or loss of light impacts. It is acknowledged that there would be a small window in the southwest side elevation of the extension, at first floor level. However, the submitted plans indicate that it would be fitted with obscured glazing. Therefore, it is not considered that this would 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:

Drg. No. 3 (Proposed Ground Floor Plan) received 14th Septmeber 2022

Drg. No. 4 (Proposed First Floor Plan) received 14th Septmeber 2022

Drg. No. 5 (Existing & Proposed Elevations) received 14th Septmeber 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:

26/10/22