

DELEGATED REPORT

Application No: P/22/0145

Site Address: 11 Milbourne Terrace
Merthyr Tydfil
CF47 0UG

Development: Demolition of existing single-storey rear extension and erection of new two-storey rear extension. Increase height of existing garage wall and install new roof

Case Officer: David James

Site Visit: 30th June 2022

Application Expiry Date: 1st August 2022

Consultation reply date expired: 28th June 2022

APPLICATION SITE

The application site relates to an end-of-terrace dwelling situated within a residential street in the Mardy area of Merthyr Tydfil. The property faces southwest onto the street. It is bound by a highway to the northwest, a lane to the rear, and another dwelling to the southeast.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a two-storey rear extension with associated internal and external alterations. The application also includes the installation of a roof onto a partially erected garage in the rear garden. The proposal would involve the demolition of an existing rear single-storey extension.

The proposed extension would measure 5.7m wide, 4.7m deep and a maximum of 7.7m high, incorporating a pitched roof, which would be slightly below the ridgeline of the main property. On the ground floor, the extension would accommodate an extended kitchen/diner. At first floor level, the extension would provide an additional bedroom and ensuite bathroom. The extension would have a window and door in its rear elevation, at ground floor level, and a window at first floor level. It would have patio doors in its northwest side elevation at ground floor level, and a window at first floor level. The roof of the extension would be finished in slate, the walls would be rendered, and the doors and windows would be upvc. These materials would match the dwelling.

As part of the proposal, one new window would be inserted into the northwest side elevation of the existing dwelling at first floor level.

The garage, with the roof installed would measure 2.9m wide and 5.3m deep, and a maximum of 2.8m high, with a mono-pitched roof. It has patio doors in its front (northwest) elevation, and a window in its side elevation (facing the rear lane). It is constructed of brickwork, with upvc windows and doors, and would have a metal, box-profile roof.

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 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. However, the application site is an end-of-terrace dwelling, with the side and rear highway and lane being at a higher level than the dwelling. As such, it would be visible from the surrounding area. Notwithstanding this, the extension would be finished in materials to match the existing dwelling, and its roof design would be complementary to that of the dwelling. Furthermore, it is of an appropriate scale, and 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, or the wider area.

The proposed garage (partially erected) would be of a modest scale, and of a typical design for this type of residential addition. The proposal is therefore found to be in accord with Policy SW11 of the LDP in this respect.

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 4.7m, in close proximity to the shared boundary with the adjoining dwelling of 12, Milbourne Terrace. However, it would be erected adjacent to and would not extend beyond, the existing single-storey extension of number 12. This would somewhat mitigate the impact of the proposal on the adjoining dwelling, 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 a window in its rear elevation at first floor level, and patio doors at ground floor level. However, no windows are proposed in the side elevation facing number 12. Given the nature of the rear gardens of terraced properties, it is acknowledged that a significant degree of overlooking between the properties would already occur. 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.

The partially erected garage would be of a relatively low height (2.8m maximum), and is sited adjacent to an existing outbuilding in the rear garden of number 12. As such, it is not considered that it would result in any harmful degree of overlooking, in terms of loss of light, loss of privacy, or overbearing impact.

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:

MT-03 (Proposed Plans) received 18th July 2022

MT-04 (Proposed Elevations) received 18th 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



Head of Town Planning

DATE:

18/7/22