

DELEGATED REPORT

Application No: P/21/0058

Site Address: 48 Anthony Hill Court
Pentrebach
Merthyr Tydfil
CF48 4AZ

Development: Single storey rear extension

Case Officer: Marlene Ferreira

Site Visit: 9th March 2021

Application Expiry Date: 20th April 2021

Consultation reply date expired: 18th March 2021

APPLICATION SITE

The application site relates to a detached dwelling accessed by means of a shared driveway off Anthony Hill Court, in the area of Pentrebach. The dwelling appears to remain largely original and does not benefit from any extensions. It is served by a private rear garden area and benefits from on-site parking area at the front of the dwelling.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a single storey extension to the rear of the dwelling.

The extension would measure 3.5 metres wide, 3.7 metres deep, with a 3.8 metre ridge height. It would be finished with concrete roof tiles, brickwork dwarf wall and UPVc windows.

PLANNING HISTORY

The council's records do not show any other recent or planning history relevant to the assessment of this application.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to nearby occupiers. No letters of representation have been received as a result of this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

- Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extension would be acceptable with regards to its impact upon the character and appearance of the dwelling and the wider street scene, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed extension, as a result of its siting at the rear of the property, its single storey height and its modest scale, would amount to a discrete and sympathetic addition to the dwelling. The external materials of the extension would also match those that already exist on the property (and this would be secured by condition). Thus, the proposal would result in a proportionate addition which would not detract from the character or appearance of the dwelling and would accord with LDP Policy SW11.

Residential Amenity

The extension would be sited adjacent to the dividing boundaries with the neighbouring dwellings, 41, 42 and 43 Anthony Hill Court. However, it would be sited approximately 3 metres (at its closest point) and approximately 5 metres (at its furthest point) from the boundary with these neighbouring properties. Its siting combined with its single storey height (and eaves height of 2.3 metres), would ensure that proposal would not appear overbearing upon these adjacent properties. Likewise, it would not result in any significant loss of light or privacy to these nearby occupiers. The relationship between the proposed

development and existing dwellings would therefore be acceptable and comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide extended living accommodation and as such, would not increase the demand for on-site parking. Thus, the proposal would not have any detrimental impact upon parking provision or highway safety and would therefore comply with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

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:

- Project: Proposed Layout, Drawing no: CN-07-1194517, received: 23rd February 2021

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.

INFORMATIVES

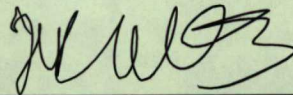
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

16/4/21