

DELEGATED REPORT

Application No: P/22/0091

Site Address: 9 Llewellyn Street
Merthyr Tydfil
CF47 8SR

Development: Two storey side extension

Case Officer: Rebecca Owens

Site Visit: 30th May 2022

Application Expiry Date: 8th June 2022

Consultation reply date expired: 10th May 2022

APPLICATION SITE

The application relates to an end of terrace dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, lane to the rear and other dwellings on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a two storey side extension which would necessitate the demolition of an existing single storey garage which adjoins the flank elevation of the dwelling.

The proposed extension would be set back 0.35m from the main front elevation and would be 3m in width by 7.629m in depth. The extension would have a pitched roof with a ridge height of 8.16m and would feature French doors and a first floor window in its front elevation and bi-folding doors and a first floor window in its rear elevation. The extension would be finished in materials to match the existing house with the roof covered in slate tile and the external walls finished with render and featuring quoins.

PLANNING HISTORY

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

CONSULTATION

The following bodies were consulted and their responses are presented below:

Head of Engineering No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

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

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

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 dwelling forms the end property in a row of terraced properties which all have a relatively uniform appearance. They step up in height in line with the incline of the street. The proposed side extension would be a highly visible addition to the dwelling and indeed the wider terrace however, it is generally considered to be of an acceptable design and scale. Whilst set back only a modest distance from the front elevation (0.35m), this would provide a visual break distinguishing the extension from the terrace and retaining the uniformity of the front building line. The slightly lower ridge height would also help to give the extension a subservient appearance. It is noted that the proposal would introduce French doors into the front elevation which are not generally a feature found within a front streetscene. Whilst a window of a matching design to those within the front elevation would be preferred, it is recognised that the door would be set back from the main front elevation and it is not considered that it would be harmful enough to warrant the refusal of the application. In terms of material finishes, it is noted that the proposed extension would have rendered elevations and feature quoin detailing. Quoins would not normally be supported where they are not a traditional feature but, in this instance, it would appear that the external walls of the application dwelling have been recently refinished, comprising of painted smooth render to the lower half and a dash finish to the top half with decorative features around the first floor windows and quoins added. These finishes do stand out within the terrace, particularly the window features and quoins which are not present on any of the other dwellings but given that quoins are present on the main dwelling, their addition on the extension would be in keeping with this and would not be any more harmful than those on the main front elevation. Thus, on balance, the proposal would not have a

harmful impact on the character of the dwelling or indeed the terrace as a whole and would therefore accord with Policy SW11 of the LDP and the aforementioned SPG. It would also not have an adverse impact on Urban Character Area 7 (Penydarren) and as such would also comply with Policy CW1.

Regards has been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is noted that the extension would be erected hard on the boundary with the dwelling known as 10 Llewellyn Street. However, this property occupies a slightly higher level than the application site, is set at an angle to the application dwelling and benefits from a large curtilage. As a result the flank elevation of the extension would be alongside the generous front garden of the property and given this arrangement it is not considered that it would have an overbearing impact. Similarly, whilst it would result in some overshadowing to the front garden, this would only affect a small area for part of the evening and as such would not be deemed to be unacceptable. It is noted that the extension would feature a first floor rear window but it is not considered that this would give rise to any harmful overlooking or loss of privacy. The rear window would only allow for obscure, angled views to the flank elevation of 10 Llewellyn Street and whilst it would look over part of this neighbouring rear garden area, the views would be typical of the overlooking often found between neighbouring dwellings. This window is also considered to be a sufficient distance from the dwelling the rear to prevent any unacceptable overlooking. Similarly, the first floor front window would be an acceptable distance from the dwelling opposite to prevent any direct and harmful views. It is also noted that the first floor windows (front and back) would serve non-habitable rooms. As such the proposal is found to be acceptable in terms of its impact on residential amenity and in accord with Policy SW11. It is also noted that no representations were received following the publicity exercise.

It is recognised that the proposed would result in the loss of off street parking spaces contained within the existing garage and the hardstanding in front of this, leaving the dwelling with no designated on-site parking. As a result, the parking needs of the occupiers would need to be met by on street parking within the surrounding highways. It is noted that on street parking is prevalent in the area with many of the surrounding properties having no other provision. Thus, whilst it is acknowledged that the proposal would increase demand for on street parking, it is considered that the parking needs of this dwelling could be accommodated without any significant impact and without impinging on highway safety. Furthermore, this arrangement would be no different to other properties within the immediate vicinity. In this respect, it is also noted that the Head of Engineering has not raised any objection to the application on parking or highway safety grounds.

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:

Drawing Title: Proposed plans, Drawing Number: 03, Received on 13 April 2022

Drawing Title: Proposed elevations, Drawing Number: 04, Received on 13 April 2022

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

INFORMATIVES

1. 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.

2. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property; or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

3. 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.

4. 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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

31/5/22