

DELEGATED REPORT

Application No: P/25/0014

Site Address: 8 Heol Corn Du
Swansea Road
Merthyr Tydfil
CF48 1BW

Development: Two storey porch extension to principal elevation

Case Officer: Kate Glover

Application Expiry Date: 12th March 2025

Consultation reply date expired: 11th February 2025

APPLICATION SITE

The application site relates to a detached dwelling which is located on a residential street. The character and appearance of the properties in the area are predominantly substantial detached and semi-detached properties and many feature a gable element on the principal elevation. All the properties are finished with light orange coloured brick, pale yellow quoins and concrete roof tiles.

The application site is within the settlement boundary as identified by Local Development Plan Policy SW4.

PROPOSED DEVELOPMENT

This application seeks full permission to construct a two storey gable style extension against the principal elevation of the property. The proposed extension would measure approximately 1.45m deep, 2.60m wide, 4.98m to eaves level and 6.64m to ridge height, and would provide a porch at ground floor level and an enlarged landing area at first floor level. At first floor level, a large window would be inserted into the front of the proposed extension and a front door with glazing around it would be provided at ground floor level. The external elevations of the extension would be rendered, the roof would be finished in concrete tiles to match the property's roof and window frames and doors would be uPVC.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

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

Future Wales: the National Plan 2040 (February 2021) (Future Wales) 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 12, February 2024) (PPW12).

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design
- Note 5, Nature and Development
- Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to the principle of development, impact upon the character and appearance of the property and the street scene, impact upon the residential amenity of neighbours and highway safety.

The proposal would be located within the front garden of No. 8 Heol Corn Ddu and is within the settlement boundary. The principle of development is acceptable and meets with the requirements of LDP policy SW4.

In terms of the scale and visual impact of the proposal on the property and the wider street scene. The gable design of the proposed extension would be an acceptable addition to the property as the design would match the property's existing gable feature and would also be complementary to the gable features of the nearby properties. The materials to be used

on the external surfaces of the proposed extension are acceptable. Accordingly, the proposal meets the requirements of LDP Policy SW11.

Turning to residential amenities of neighbouring properties. In terms of overbearing and loss of privacy the proposed extension would not cause any harm to the occupants of the properties which are direct neighbours of No.8. As noted above, a large, glazed window would be provided at first floor level and in terms of the relationship between the proposed window and nearby properties, there would be approximately 22.5m between the window and the principal elevation of No.24, which is the property directly opposite the application site. The proposed extension would have minimal impact on No. 24 due to the separation distances involved. Therefore, the proposed extension would not result in an overbearing form of development, nor would it cause any loss of light or significant loss of privacy to nearby dwellings. It is also noted that no representations were received following the publicity exercise. As such, the proposal meets the requirements of LDP Policy SW11.

The Planning Ecologist has suggested that a Preliminary Roost Assessment (PRA) should be undertaken to assess potential adverse impacts on protected species and habitats. However, it is noted that the property could be subject of significant alteration without the benefit of planning permission, and this could include a replacement roof.

It is considered in this instance that given the location and nature of the proposed works it is not proportionate or necessary to require the applicant carryout a PRA. However, an informative should be attached to any consent to inform the applicant of their responsibility when undertaking works in relation to European Protected Species and birds.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Likewise, given the nature of development, this would not be deemed a reasonable requirement in this instance. Notwithstanding this, the ecological enhancements can be controlled by condition, thus providing additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives. As such, the proposal meets with the requirements of Policy EnW1.

Conclusion

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.

Having regard to the policy context above, the proposal is considered to be acceptable and 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 plan:

Drawing Title: Proposed Front Extension Plans, Elevations, Drawing No: 2024-001-HCD, Received on 15 January 2025.

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

3. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

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DATE: 07.03.2025