

DELEGATED REPORT

Application No:	P/23/0119
Site Address:	23 High Trees Trefechan Merthyr Tydfil CF48 2LE
Development:	Single storey side extension and other external works and creation of off road parking
Case Officer:	Rebecca Owens
Application Expiry Date:	4th July 2023
Consultation reply date expired:	1st June 2023

APPLICATION SITE

The application relates to a semi-detached dwelling located within a residential cul-de-sac within the settlement boundary. The site is bound by a highway to the north and east and other dwellings to the south and west.

PROPOSED DEVELOPMENT

Full planning permission is sought for a single storey side extension and other external works to the dwelling and the creation of off-road parking.

The proposed extension would be erected off the northern flank elevation. It would be set back from the front elevation by 0.45m and would be 3.84m in width by 8.82m in depth with a gabled roof to match the pitch of the main roof but with a lower ridge height of 3.93m. The roof would be covered with tiles to match the existing roof and the external elevations would be finished with render. The plans also include one sparrow terrace and one bat tube to be installed on the extensions northern elevation.

Other external alterations proposed include:

- The existing rear conservatory would be removed;
- Existing windows and doors would be replaced with a window in the front elevation being altered to patio doors;
- The roof would be replaced and an overhang created;
- The property would be re-rendered;
- Rainwater goods would be replaced;
- A canopy would be erected over the entrance door; and
- A new driveway is also proposed adjacent to the northern boundary of the site which would create an off-road parking area.

PLANNING HISTORY

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

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

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

One representation was received following this publicity exercise from the neighbouring occupier. They indicated that they have no objection to the proposal but have requested that a boundary fence, that recent collapsed into their garden, is replaced as part of the works. However, this would be a civil matter.

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

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

- SW4: Settlement Boundaries
- SW11: Sustainable design and place making
- EcW12: Minerals Buffer Zones

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 site relates to a semi-detached dwelling located within the settlement boundaries. Accordingly, the principle of development is considered to be acceptable subject to compliance with other planning policies and material planning considerations.

Character and visual amenities

The application site relates to a generous corner plot with the dwelling elevated above the surrounding highway. As such, it is located in a prominent position and any side extension would be highly visible on the dwelling itself and within the wider streetscene. It is also noted that the dwelling forms one of a pair of semi-detached dwellings, which are relatively symmetrical in their appearance and as such the introduction of an extension to one side can result in the properties becoming visually unbalanced. Notwithstanding the above, the proposed extension would be set back from the main front elevation and would have a lower ridge height from the main roof. This would create a visual break between the original dwelling and the proposed extension and would help it to appear subservient. Having regard to this and the overall design and scale of the dwelling, the visual impact of the proposal on the character of the dwelling and the wider streetscene is deemed to be acceptable. With respect to the additional refurbishment works and alterations proposed no concerns are raised with respect to their visual impact.

Residential amenity

Regard has been had for the impact of the proposed extension on the residential amenities of neighbouring occupants. Given that the proposed extension would be erected off the northern side elevation, it would not impact on 22 High Trees to the south. Furthermore, as it would be over 6m from the dwelling to the west known as 19 High Trees, it is not considered that it would result in any overbearing impact, overshadowing or loss of light to this dwelling. It is recognised that the proposal would include a window in its rear elevation which would face towards 19 High Trees but given that this is a ground floor window which would look towards the side elevation of this property's garage, it would not give rise to any harmful overlooking. In addition, the proposed parking area would be adjacent to the driveway of 19 High Trees and as such would not have any significant impact.

Parking and highway safety

The site does not currently benefit from any off street parking and as such the introduction of a hardstanding would help to reduce on street parking to the benefit of the free flow of traffic.

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 above and noting that no objections were received following the publicity exercise, the proposal is found to be in accord with policy SW11 of the LDP 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 plans and documents:

Drawing Title: Proposed Scheme (Plans/Elevations/Images), Drawing Number: RW-02, Received on 9 May 2023.

Drawing Title: Proposed Scheme (Section A-A), Drawing Number: RW-03, Received on 9 May 2023.

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

INFORMATIVES

1. 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.

2. If a drop kerb is required, an application form to obtain permission for this aspect of the development can be obtained from the highways department;

Website : <https://www.merthyr.gov.uk/resident/parking-roads-and-travel/roads-footways-and-pavements/dropped-kerb/>

Email : Highways.CustomerCare@merthyr.gov.uk Tel no : 01685 727470 or 725000

3. 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.

4. 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

P.P.

DATE: 20.06.2023