

DELEGATED REPORT

Application No:	P/21/0279
Site Address:	73 Twynyrodyn Road Twynyrodyn Merthyr Tydfil CF47 0PT
Development:	Erection of first floor rear extension
Case Officer:	David James
Site Visit:	27th August 2021
Application Expiry Date:	24th September 2021
Consultation reply date expired:	23rd August 2021

APPLICATION SITE

The application site relates to a terraced dwelling situated within the residential area of Twynyrodyn. The property faces in a northerly direction onto the highway at the front. It is bound by other dwellings to the west side and to the rear, and a terraced property containing a hairdressers to the east (with which it shares a rear access).

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan 2016 – 2031.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a first floor rear extension, with associated internal and external alterations, on top of an existing single-storey extension.

The proposed extension would measure 4.3m wide, 3.7m deep and a maximum of 6.5m high, incorporating a pitched roof. The extension would incorporate an additional bedroom and bathroom and would have two windows inserted into its rear elevation. Its walls would have a rendered finish, the roof would be covered with concrete tiles, & and its windows would be upvc. Thee materials would match the existing dwelling.

Part of the existing single-storey extension would project beyond the proposed first floor addition. This currently has a flat roof, which would be replaced by a mono-pitched roof measuring a maximum of 3.2m high.

PLANNING HISTORY

There is no recent planning history relevant to the determination of this application.

CONSULTATION

None undertaken.

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 EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

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 extension would be located to the rear of the dwelling, away from the street frontage and above the existing rear extension. As such, it would not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from the highway. The extension would be of an appropriate scale, and its external finishes would match those of the dwelling. As such, it is considered to be of an acceptable design and its scale would not appear out of proportion. Taking this into account, the proposal is found to be in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenity of the surrounding occupants. In this respect, it is noted that the extension would result in a two-storey development in close proximity to the shared boundaries with 72 and 74 Twynyrodyn Road (although number 72 is not a dwelling, but contains a hairdressers). It is acknowledged that this would result in some limited impact on number 74 in terms of overbearing, overshadowing and loss of light impacts. However, it is noted that it would not project beyond the existing two-storey extension of number 74. This, would somewhat mitigate the impact of the proposal on this adjoining dwelling in these respects. As such, it is not considered that the proposed extension would be unacceptably overbearing, nor would it result in a harmful level of overshadowing or loss of light.

The greatest impact arising from this scheme would be the potential overlooking impact from the proposed extension to the rear garden of number 74. In this respect, it is noted that the proposed extension would include two windows in its rear elevation, with oblique views toward the number 74. However, one of the windows would serve a bathroom and would likely be fitted with obscure glazing. While the window serving the additional bedroom would not be fitted with obscure glazing, it is acknowledged that this area is characterised by a particularly dense form of terraced development. As such, and given the nature of the rear gardens of terraced properties, a significant degree of overlooking between the properties would already occur. Therefore, it is not considered that the proposed extension would increase the degree of overlooking to a harmful level.

Overall, while there is some concern that the development may lead to some limited impacts, between the application property and the adjoining dwelling, 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:

Plans & Elevations received on 30th July 2021

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

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.

Warning: 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. 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.

NESTING BIRDS

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:

1/9/21