

DELEGATED REPORT

Application No: P/23/0124

Site Address: 8 Hill Street
Troedyrhiw
Merthyr Tydfil
CF48 4HB

Development: Single storey rear extension with roof terrace

Case Officer: Nia Chard

Application Expiry Date: 10th July 2023

Consultation reply date expired: 5th June 2023

APPLICATION SITE

The application relates to a semi-detached dwelling in a mainly residential area within the settlement boundary. The dwelling, which is two-storey at the front and three storey at the rear is bound by the highway to the front and dwellings on all other sides. The street slopes down from north to south.

PROPOSED DEVELOPMENT

Full planning permission is sought to demolish the existing single storey conservatory and for the erection of a single storey extension with a roof terrace. The proposal would be located on the lower ground floor level to the rear of the property and would be 4m in depth by 3.25m in width and would have a flat roof with a height of 2.6m. A 1m high glass screen is proposed to the north and east elevation of the roof terrace and a 1.8m high glass screen to the south. The extension would provide a sun room and the elevations would mainly be glazing.

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.

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

Policy SW11: Sustainable design and place making 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 proposed extension and roof terrace are considered to be of an acceptable design and scale and would be a sympathetic addition, which is in proportion with the dwelling. It is also noted that there are other examples of rear annexes and extensions of various designs and scales within the rear streetscene and as such, the proposal would not appear incongruous or adversely affect the character of the area in general. Accordingly, the development would be acceptable in this respect and complies with Policy SW11 of the LDP.

Regard has also been had for the impact of the single storey extension and terrace on the residential amenity of neighbouring occupants to either side of the site, being 7 and 9 Hill Street. With regard to the impact on 7 Hill Street, it is noted this property already has a single storey extension erected at ground floor level and is therefore higher than the proposal. As such there will be no overbearing impact, loss of light or privacy to this property.

With respect to 9 Hill Street, the proposal is located 2m away from the boundary. Whilst the dwelling within the application site is at a slightly higher ground level, the proposal would not have a significant overbearing impact or loss of light to this neighbouring property. The roof terrace has the potential to give rise to overlooking concerns into the neighbouring garden, resulting in loss of privacy. However, the proposal includes an obscured glazed screen on the southern elevation of the roof terrace, which can be secured as a condition to be retained in perpetuity. This would safeguard the amenity of the neighbouring occupiers.

Having considered the above and with the lack of any representations following the publicity exercise, the proposal is found to be satisfactory in terms of residential amenity and thus it accord with Policy SW11.

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:

Site Location Plan, Received 15 May 2023

Proposed Elevations and Floor Plans, Drawing No 8 01B, Received 20 June 2023

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

3. The 1.8m glazed glass screen on the southern elevation of the roof terrace hereby permitted shall be fitted with obscure glazing which is level 3 or higher on the Pilkington Scale of Privacy or equivalent. The roof terrace shall not be occupied until the screen has been erected in accordance with the approved plans and shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the 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.

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