

DELEGATED REPORT

Application No:	P/24/0053
Site Address:	Lena House Belle Vue Terrace Merthyr Vale CF48 4SP
Development:	Single storey extension to the side and rear of the property
Case Officer:	Marlene Ferreira
Site Visit:	4th April 2024
Application Expiry Date:	30th April 2024
Consultation reply date expired:	

APPLICATION SITE

The application site relates to a detached dwelling, Lena House, located off Bellevue Terrace in Merthyr Vale. The property, which appears to have been extended to the rear by single storey extensions, is sited hard up to the front highway and lies to the southwest of Bellevue Terrace, located in between allotment gardens (to the northwest) and playing fields (to the southeast). The property itself is served by a large garden area which wraps around the entire dwelling. Numerous outbuildings, in the form of garages, sheds and green houses have also been erected within the garden. An extensive parking area is provided to the southeast side of the property, which provides on-site parking provision for over 4 vehicles.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing single storey rear extensions and construct one large single storey rear extension.

The proposed extension would measure 11.7m wide, 8.6m deep, with a 4.2m ridge height. It seeks to provide a large kitchen/dining/living/sitting area with side entrance lobby, utility room and en-suite. The extension would be finished with concrete roof tiles, rendered elevations and UPVC windows.

PLANNING HISTORY

The Council's records do not show any other planning history for this property.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, two notices were displayed within the vicinity of the site. One letter of objection was received following this publicity exercise, which has been summarised below:

- The extension would have an impact on the open views and would be too intrusive;

Ward members were notified of the objections received but have not requested that the application be considered at planning committee. As such, the application will progress to be determined under delegated powers by the Director of Neighbourhood Services.

POLICY CONTEXT

National Development Framework

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

National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extension, in terms of its siting, scale and design, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the street scene. The impact upon residential amenity, ecology and highway safety are also important considerations.

Character and appearance

The proposed extension would evidently result in a substantial addition to the property. However, given the size of the property's garden area, the plot would lend itself to a development of this scale. In addition, the proposal only relates to a single storey addition and would be located to the rear of the dwelling. As such, it would not be readily viewed

from the front street scene. Whilst parts of the proposal would still be visible when viewing the side of the dwelling, the large overgrown trees and other mature vegetation existing within the site would help to screen the extension and soften its appearance. In addition, the finishes of the extension, which would match those of the existing dwelling, would also be acceptable. Thus, the proposed extension, although a large development, would not be considered to dominate the existing property, but instead, would relate sympathetically to the existing dwelling and wider area. As such, it would comply with Policy SW11 of the LDP.

Residential Amenity

The existing dwelling does not adjoin the boundary with any other property. As discussed above, the property is located between allotment gardens and a playing field. The closest properties are located to the front of the dwelling, on the opposite side of the road, at a higher level. Furthermore, given the nature of the development, as a single storey addition, and the size of the garden, even if the dwelling was adjoining neighbouring properties, the proposal would not have caused any overbearing, loss of light or overlooking impact upon nearby residents.

The proposed development and its relationship with surrounding properties is therefore considered acceptable. As such, the proposal would accord with LDP Policy SW11.

Ecology

In respect of ecology, the Council's Ecologist has concluded that survey work in the form of a Preliminary Roost Assessment (PRA) would be required in respect of this proposal. However, given the scale and nature of the development, it would not be considered reasonable or proportionate to request that this be undertaken in association with the proposal.

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, ecological enhancements would be requested and controlled by condition, which would provide additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

Parking and Highway Safety

The proposed development seeks to provide additional living accommodation at ground floor including an additional bedroom. As such, it would increase the demand for on-site parking at the property. However, as stated above, the property is currently served by an extensive parking area to the southeast. As such, the proposed development would not be considered to have an adverse impact upon parking provision or highway safety and would therefore comply with LDP Policy SW11.

Responses to Representations

In respect of the concerns raised in the letter of objection, it should be noted that the proposal, as previously discussed is a single storey extension which would be located to the rear of the dwelling. As such, it would not result in an intrusive form of development.

With regards to the impact the proposal would have on the views of the open space, it should be noted that loss of a view is not a planning consideration. However, in this instance, the proposed extension, by virtue of its single storey height and siting, would not cause any significant loss of view to the properties located on the opposite side of the road, particularly since these neighbouring dwellings are located at higher level.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

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:

- Proposed Block Plan Drawing Number 1016 19, received: 5th March 2024;
- Proposed Ground Floor Drawing Number 1016 20, received: 5th March 2024;
- Proposed First Floor Plan Drawing Number 1016 21, received: 5th March 2024;
- Proposed Front Elevations Drawing Number 1016 25, received: 5th March 2024;
- Proposed Side Elevations Drawing Number 1016 26, received: 5th March 2024;
- Proposed Rear Elevations Drawing Number 1016 27, received: 5th March 2024;
- Proposed Side Elevations Drawing Number 1016 28, received: 5th March 2024;

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 -To protect and enhance the natural environment and important habitat in accordance with Policies EnW1 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.

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

DATE: 09.05.2024