

DELEGATED REPORT

Application No:	P/22/0177
Site Address:	6 The Hollies Quakers Yard Treharris CF46 5PJ
Development:	Erection of side porch and single-storey rear extension. Raise height of garage roof and convert garage to a habitable room
Case Officer:	David James
Site Visit:	8th August 2022
Application Expiry Date:	2nd September 2022
Consultation reply date expired:	1st August 2022

APPLICATION SITE

The application site relates to a detached bungalow situated within a relatively modern residential development in Quakers Yard. The bungalow face east onto the highway at the front. It is bound by another highway to the south, and other bungalows to the west (rear) and north.

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 single-storey side extension, which would be sited on the bungalow's north side elevation, and project beyond the rear elevation. The extension would incorporate a porch, shower room, utility area and proposed playroom. It would be partly sited in the same position as an existing attached garage.

The proposed extension would measure a maximum of 3.4m wide, and 11.8m deep, and 3m high, incorporating a flat roof. It would have a door in its front elevation, and a door and window in its south side elevation. The walls of the extension would have a brickwork finish, and the windows would be upvc. These materials would mainly match the dwelling.

The application also includes the blocking up of a door and window in the bungalow's south side and elevation, and the insertion of patio doors.

PLANNING HISTORY

There is no 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 CW1 – Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

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 extension would be located to the side of the bungalow and so would be visible from the highway to the front of the dwelling. However, this would be similar to the existing situation, with the proposed extension projecting forward 2.4m further than the existing attached garage, but with a similar profile. It would be set back approximately 10m from the highway. Additionally, while the extension is large in depth (11.8m), it is considered to be of an appropriate scale, with approximately half its length being sited alongside the bungalow, and 5.8m projecting beyond the rear elevation. Furthermore, it would be mainly finished in materials that match the bungalow. In this respect, 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 amenities of the surrounding occupants. In this respect, it is noted that the extension would be sited on the shared boundary with the adjoining dwelling of 5 The Hollies, to the north, for a depth of 11.8m. It is acknowledged that there would be some impact on this adjoining dwelling in terms of overbearing impact and loss of light. However, approximately half its length would be adjacent to the side elevation and side pathway of number 5, rather than the rear garden area. Additionally, given its limited height (3m), and flat-roofed design, it is not considered that it would have a harmful impact on number 5 in terms of loss of light or overbearing impact. Furthermore, no windows or doors would be inserted into its north side elevation. As such, it is not considered that there would be a harmful impact in terms of loss of privacy.

There would also be a degree of impact on 7 The Hollies, to the west. However, the extension would be set back a minimum of 2.1m from the shared boundary, and would face the side elevation of number 7. Additionally, no windows or doors would be inserted into its west (rear) elevation. Considering this, and given its limited height and width, it is not considered that it would have a harmful impact on number 7, in terms of loss of light, loss of privacy or overbearing impact.

Overall, 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:

hdw/ph/aw.02 (Proposed Elevations) received on 8th July 2022

hdw/ph/aw.03 (Proposed Floor Plan) received on 8th July 2022

Proposed Block Plan received 11th August 2022

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

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.

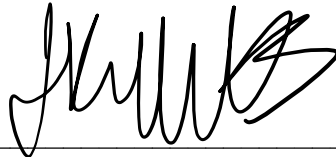
2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

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



Head of Town Planning

DATE:

26/8/22