

DELEGATED REPORT

Application No: P/22/0087

Site Address: 3 Salisbury Close
Heolgerrig
Merthyr Tydfil
CF48 1SD

Development: Single storey side extension to
incorporate existing garage and
hardstanding to front

Case Officer: Nia Chard

Application Expiry Date: 1st June 2022

**Consultation reply date
expired:** 4th May 2022

APPLICATION SITE

The application relates to a semi-detached dormer bungalow located in a residential area within the settlement boundary. The site is bound by a highway to the front and other dwellings to the sides and rear. The profile of the site is relatively flat.

PROPOSED DEVELOPMENT

This application seeks planning permission for the erection of a single storey side extension that will incorporate the existing detached garage. The proposal would have a maximum width of 3.4m and a maximum depth of 17m, with a flat roof height of 3.8m (and 4.11m to the top central roof lantern). The extension would feature a window and doors on the west elevation a door to the front elevation and roof lantern. The roof of the extension would be finished in ERDM rubber and the external walls would be finished with facing brickwork to match existing.

The plans also propose the creation of a new vehicular access to facilitate two parking spaces with permeable brick paviours, located to the front of the dwelling.

PLANNING HISTORY

None Relevant.

CONSULTATION

No consultation exercise was considered necessary in this instance.

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

Supplementary Planning Guidance Note No. 4 – Sustainable Design

Supplementary Planning Guidance Note No. 6 - A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The application site relates to a residential dwelling located in a mainly residential area within the settlement boundaries. Accordingly, the principal of development is acceptable subject to compliance with other planning policies and material planning considerations.

Whilst the extension would be visible from the street scene of Salisbury Close, the proposal is set back from the principal elevation of the dwelling by approximately 1m, and it is of a subservient size and scale, that would have limited impacts on the wider street scene. Although the proposal has a significant depth of approximately 17m, as a result of its single storey scale, its overall design and proportionate form, the extension would not unacceptably impact the character of the existing dwelling. Notwithstanding this, it is noted that the proposed materials would match the existing property. Overall, in terms of design and visual impacts, it is considered that the proposal would not harm the character of the dwelling and would have an acceptable impact on the pair of semi-detached dwellings and street scene, and as such does not conflict with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect, it is noted that the proposed extension would have the greatest impact on the occupants of the dwelling to the east known as 2 Salisbury Close. It is acknowledged that the extension would be erected almost hard on the shared boundary line with this property and would be 3.8m in height. However, it would be sited along the flank elevation of 3 Salisbury Close and incorporate an existing garage sited within the rear garden and thus it would not have an overbearing impact or result in unacceptable overshadowing. On this basis and given no objections have been received, the impact of the extension on residential amenities is found to be acceptable and the scheme would be in accord 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

CONDITIONS/REASONS:

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 elevation and Floor Plans, Received 6 April 2022
Site location plan, Received 6 April 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:

19/5/22