

DELEGATED REPORT

Application No: P/22/0289

Site Address: 37 Wallhead Road
Twynnyrobyn
Merthyr Tydfil
CF47 0SS

Development: Two storey rear extension

Case Officer: Rebecca Owens

Site Visit: 15th November 2022

Application Expiry Date: 3rd January 2023

Consultation reply date expired: 7th December 2022

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, other dwellings on either side and a large site to the rear which has recently been planning permission for a residential development (Planning reference P/21/0358)

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a two storey rear extension. The proposed extension would be 2.9m in depth by 6.3m in width and would have a hipped roof with a ridge height of 6.83m. The rear elevation of the extension would feature two first floor windows (serving a bedroom and bathroom) and a ground floor windows and French doors serving an open plan kitchen/diner. The roof of the extension would be finished with concrete tiles to match the main roof and the external walls would be finished with dash to match the existing elevations.

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 and a site notice was displayed within the vicinity of the site.

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

Policies SW11: Sustainable design and place making and CW1: The historic environment 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 is of an acceptable design and scale which would represent a sympathetic and proportionate addition to the property. It would also be finished to match the existing dwelling and as such would not appear incongruous. As such, the proposal would not harm the character or visual amenities of the dwelling itself or indeed the area in general which it is noted forms part of Urban Character Area 3 (Twynyrodyn, including Ysgubor Newydd and Penyrheol). The development is therefore in accord with Policies SW11 and CW1 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 extension would be erected almost on the boundary line with the dwelling to the south west known as 39 Wallhead Road. However, as this neighbouring property benefits from a single storey annexe, which is also adjacent to the boundary, the proposed extension would not have an overbearing impact. It is recognised that it may result in some loss of light to the first floor window of number 39 but this would not be to an unacceptable degree.

With respect to 35 Wallhead Road which adjoins the north eastern boundary, the extension would be set back from the boundary and as such no concerns are raised in terms of overbearing impact, overshadowing or loss of light. It is also noted that planning permission has recently been granted for a housing development to the rear of the application site (planning reference: P/21/0358). As part of the approved scheme dwellings are proposed adjoining the rear boundary. However, whilst there would be first floor windows in the rear elevation of the extension which would face towards these properties, it is considered that there would be sufficient separation to avoid any harmful overlooking between windows. Similarly, whilst the extension's windows would also give views across the rear gardens of 35 and 39 Wallhead Road and towards the gardens of the proposed dwellings to the rear, the type and degree of overlooking would be typical of that found between residential properties and is therefore not deemed to be unacceptable. Having regard to the above and noting that no representations have been received

following the publicity exercise, the proposed is found to be acceptable in terms of its impact on residential amenities and as such would comply 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:

Drawing Title: Existing and proposed plans, section and elevations, Drawing
Number: WALLHEAD 37.01, Received on 8 November 2022

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

INFORMATIVES

1. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property;
- or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

2. 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.

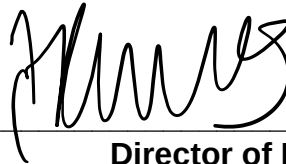
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

3. 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:

9/12/22