

DELEGATED REPORT

Application No: P/22/0250

Site Address: 26 Salisbury Close
Heolgerrig
Merthyr Tydfil
CF48 1SD

Development: Two-storey side and single storey rear extensions with alterations

Case Officer: Caroline Pulley

Site Visit: 27th September 2022

Application Expiry Date: 9th November 2022

Consultation reply date expired: 12th October 2022

APPLICATION SITE

The application site relates to a semi-detached dormer bungalow in Heolgerrig. The site is bound by a turning head to the front and other dwellings to the sides and rear. The property is at a slightly lower level to the highway. The neighbouring property to the north (25 Salisbury Close) is positioned at a ninety-degree angle to the application property and is also at a slightly higher level. It has a triangular shaped curtilage which extends in a north-easterly direction past the side elevation of the house. The adjoining semi-detached bungalow on the other side (27 Salisbury Close) is on a similar level to the application property. Its rear garden is enclosed from the application site by a single storey flat roof extension and a detached garage. To the rear, the application property is bound by a detached bungalow and a pair of semi-detached bungalows. The pair of semis primarily front onto the applicant's side/rear garden area and their roofs are largely concealed from the application garden by a conifer hedge.

PROPOSED DEVELOPMENT

This application seeks full planning permission to construct a two-storey side extension and a single storey rear extension. The two-storey extension would be constructed along the northern side elevation of the house. It would be set back 5.4m from the front elevation and would measure 4m in width by 4.3m in depth. Its flat roof would have a height of 5.3m from ground level. The extension would be served by first floor bedroom windows to both the front and rear elevations. Amended plans received during the course of the application indicate that the rear first bedroom floor window would be fitted with obscure glass and would be fixed and non-openable. The external walls of the extension would be finished in white render and the windows and doors would be grey uPVC.

The single storey dining room extension would extend across the full width of the original back wall of the property and would project 3.3m from the external wall of the house. Its roof would slope from just below the sill of the first-floor windows from a height of 3.5m.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

None undertaken with this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties were displayed within the vicinity of the site.

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 SW11 – Sustainable design and Placemaking

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The application site is located in a predominantly residential area characterised by semi-detached dormer bungalows of a fairly uniform appearance. The proposed side extension would have the greatest impact on the property being positioned in the more prominent location to the side of the property. However, the extension would be set well back from the main front elevation of the property and despite its poor flat roof design, it would be somewhat subservient to the existing dwelling. Its set back and positioning within the street would also ensure that the extension would not be overly conspicuous from the road or the surrounding area. Therefore, on balance, taking into the account the size of the two-storey extension and where it would be sited, it is not considered that it would represent an incongruous feature on the dwelling itself or indeed within the streetscene.

The single storey rear extension is also generally considered to be of an appropriate design and scale. It is recognised the roof would project above the eaves of the main property. However, this extension would be sited in a less prominent location to the rear of the property and the design of the extension would not have a significantly harmful impact.

Given the above, the proposal is found to be of an acceptable design which would not sufficiently harm the character of the property and visual amenities of the area. It would therefore be in accordance with to Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenity of the neighbouring occupants. In this respect it is considered that the single storey rear extension, due to its size and low height, would not lead to any significant impact to neighbouring properties. However, it is accepted that the two-storey side extension, due to its increased height and positioning would lead to greater impacts to surrounding neighbouring properties, with the greatest impact being experienced by the properties to the rear. The extension would be constructed approximately 9m from the north-eastern boundary of the site which forms the rear garden boundaries of numbers 29 and 30 Salisbury Close. As the extension would be offset from the rear elevations of these two properties, it would not be of a scale or height which would be overbearing, nor would it result in a significant loss of light or overshadowing. However, as the extension would be sited in close proximity to the garden and rear elevations of these two properties, there was some concern that the rear first bedroom window would cause some overlooking to 29 and 30 Salisbury Close. This concern has been discussed with the agent and to mitigate any potential impact, the rear bedroom window has been reduced in size and the plans now show that the window would be non-opening and fitted with level 3 obscure glass. Taking this into account, the overlooking concerns to these two properties have now been overcome.

It is acknowledged that the extension would extend beyond the existing side wall of the application property and therefore, would be situated closer to the neighbouring dwelling to the north-west (25 Salisbury Close). However, this property is raised slightly above the garden of the application site. Additionally, there are no windows proposed within the side wall of the extension and an appropriate separation distance (5m to the front and 9.5m to the rear) would be maintained between the boundary of the two properties to prevent a harmful overshadowing or overbearing impact. Further to this, the planting along the dividing boundary will help to screen the extension from this property, further reducing any potential impact.

Taking these factors into account, the proposed development is considered to have an acceptable impact on the visual amenities of the existing property and the amenities of neighbouring properties.

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:

Drawing number Salsibury 26 02C received on 27.10.2022

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

3. The first floor bedroom window in the northeastern rear elevation of the two storey extension hereby permitted shall be fitted with obscure glazing which is level 3 or higher on the Pilkington Scale of Privacy or equivalent. This window shall be fixed shut and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The two storey extension shall not occupied until the window has been inserted 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. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

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:

27/10/22