

# DELEGATED REPORT

**Application No:** P/20/0274

**Site Address:** 11 Cottrell Street  
Aberfan  
Merthyr Tydfil  
CF48 4QU

**Development:** Two storey rear extension

**Case Officer:** Rebecca Owens

**Site Visit:** 19th November 2020

**Application Expiry Date:** 4th January 2021

**Consultation reply date expired:** 2nd December 2020

## APPLICATION SITE

The application relates to a mid-terraced dwelling located within a mainly residential area in the settlement boundary. The site is bound by a highway to the front, lane to the rear and other dwellings on either side.

## PROPOSED DEVELOPMENT

Full planning permission is sought for the demolition of two existing single storey rear annexe and for the erection of a two storey rear extension. The proposed extension would be 4.3m in width by 6.27m in depth and would have a pitched roof with a maximum height of 7.85m. The rear elevation of the extension would feature bi-fold doors at ground floor level and recessed French doors at first floor level with a Juliette balcony. This would be enclosed with a 1.1m high galvanised steel balustrade and the balcony and balustrading would project out by 0.1m from the rear face of the extension. The roof of the extension would be covered with concrete tiles to match the existing roof and would feature two velux roof lights (one in each side) which would serve an en-suite within the roof space. It would appear from the submitted drawings that the existing roof space would be converted into a bedroom, with velux roof lights inserted into the front roof plane, but this does not form part of this application and could fall within permitted development rights.

## PLANNING HISTORY

There is no relevant planning history that 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 adjoining dwellings.

No letters of objection were received following this publicity exercise.

## POLICY CONTEXT

Policy SW11: Sustainable design and place making 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 considered to be of an acceptable design and whilst relatively deep, it is not considered that it would appear dominant or substantially out of proportion with the main dwelling. Furthermore, it is noted that there are other examples of rear extensions visible in the rear street scene that vary in terms of both design and scale and as such, it is not considered that the proposal would appear incongruous or harm the visual amenity of the wider area. However, it is noted that the external finish of the extension's elevations have not been provided and thus a condition regarding material is recommended to ensure it is sympathetic. The proposal is therefore 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 result in two storey built development, in close proximity to the shared boundaries with 10 Cottrell Street to the south and 12 Cottrell Street to the north, for a depth of 6.27m. However, the impact of the extension on 12 Cottrell Street would diminish somewhat by its existing single storey extension which also runs along the shared boundary and while this property is located to the north, it is not considered that there would be any objectionable loss of light to the first floor windows or rear garden. Whilst number 10 Cottrell Street also has an existing rear annexe, this is significantly shorter in depth and sited away from the shared boundary line. Consequently, the extension would have a greater impact on this property and would result in a small area of the rear garden being flanked by the proposed two storey extension on one side and the side elevation of the existing annexe on the other. Notwithstanding this, it is acknowledged that this is a common arrangement between terraced dwellings and the extension is not deemed excessively large. Moreover, whilst there may be some loss of light to the neighbouring windows (particularly at ground floor level), as this property is sited to the south of the site, it is not considered that this would be excessive. As such, it is judged that the impact would not be harmful enough to warrant the refusal of the application on the grounds of overbearing impact or loss of light. Finally, it is noted that the extension includes first floor, recessed French doors in its rear elevation with a Juliette balcony. Whilst this does create a small elevated balcony area, it is not considered that views from this would be excessively greater than those from a large first floor window and as such, it would not give rise to an unacceptable degree of overlooking or loss of privacy to neighbouring gardens. 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:**

**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: Proposed plans, section & elevations, Received on 9 November 2020.

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

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

**Reason** - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual 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. 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.

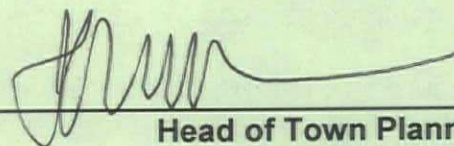
3. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

4. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

**RECOMMENDATION ENDORSED**



**Head of Town Planning**

**DATE:**

15/12/20