

DELEGATED REPORT

Application No:	P/20/0279
Site Address:	26 Blaen Dowlais Dowlais Merthyr Tydfil CF48 3RB
Development:	Two storey rear extension with external alterations
Case Officer:	Rebecca Owens
Site Visit:	7th December 2020
Application Expiry Date:	5th January 2021
Consultation reply date expired:	7th December 2020

APPLICATION SITE

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

PROPOSED DEVELOPMENT

Full planning permission is sought to demolish existing rear annexes and to erect a two storey rear extension. The proposed extension would be 5m in depth by 4.1m in width and would have a pitched roof with a ridge height of 6.8m. It would feature two first floor windows (serving bedrooms) and bi-folding doors at ground floor level serving a kitchen-diner. The roof of the extension would be covered with concrete tiles to match the main roof and the external walls would be finished with render to match the existing walls.

The submitted drawings also detail other external works which include the insertion of a velux window in the rear roof plane and the repositioning of an existing first floor window and insertion of an additional first floor window in the front elevation. These works would not require planning permission.

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 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 scale and would be a sympathetic addition, which is in proportion with the dwelling. In addition, the external finishes would match those of the existing property, thus helping the extension to appear in keeping. It is also noted that there are other examples of rear annexes and extension of various designs and scales within the rear streetscene and as such, the proposal would not appear incongruous or adversely affect the character of the area in general. Accordingly, the development would be acceptable in this respect and comply 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 application site is adjoined by other dwellings on each side (numbers 25 and 27 Blaen Dowlais). The extension would be erected in close proximity to the shared boundaries with both these properties. With regard to its impact of 25 Blaen Dowlais, it is noted that this property already has a two storey and a single storey rear annexe erected hard on the boundary line. Whilst the extension would project beyond the rear elevation of the neighbouring two storey extension, this would be for a distance of less than 2.5m and would be adjacent to the single storey extension. As such, it would not have an overbearing impact on the occupants of this property and there would not be any unacceptable loss of light to the rear garden or first floor rear window.

With respect to 27 Blaen Dowlais, it is noted that this also has existing two storey and single storey rear annexes. However, the two storey annexe and one of the single storey annexes are sited away from the shared boundary line, with only a small single storey annexe hard on the boundary. Consequently, the proposed 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 to be excessively large. Moreover, whilst there may be some loss of light to this part of the garden and the neighbouring windows (particularly at first floor level where the windows would be between both two storey extensions), it is again noted that this is a common layout between terrace dwellings and no objections have been received following the publicity exercise. 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, as the only windows would be located in the rear elevation of the property, no concerns are raised with regard to excessive overlooking or loss of privacy to the neighbouring gardens. Having considered the above and with the lack of any representations following the publicity exercise, the proposal is found to be satisfactory in terms of residential amenity and thus in accord with Policy SW11.

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 & Proposed Plans, Elevations and Section Details, Drawing Number: Blaen Dowlais 26 01, Received on 10 November 2020.

Drawing Title: Existing & Proposed Plans, Drawing Number: Blaen Dowlais 26 02, Received on 10 November 2020.

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

3. Prior to the installation of any new gate and / or boundary treatment along the rear boundary line, a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved.

Reason - To ensure that the new development will be visually attractive in accordance 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.

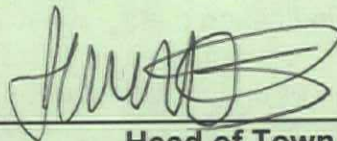
3. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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