

DELEGATED REPORT

Application No:	P/23/0144
Site Address:	3 The Grove Aberfan Merthyr Tydfil CF48 4QA
Development:	Proposed two storey and single storey extension and erection of garage
Case Officer:	Nia Chard
Application Expiry Date:	2nd August 2023
Consultation reply date expired:	3rd July 2023

APPLICATION SITE

The application relates to a terraced dwelling located in a mainly residential area within the settlement boundary. The site is bound by the highway to the front and rear with dwellings to both sides. The rear garden of the site slopes gently upwards to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for a two storey rear extension, single storey rear extension and a detached garage.

The proposed two storey rear double extension would feature a double gable. The gables are of different width and length. The gable closest to the neighbouring property known as 4 The Grove, would measure 2.32m in width, 3.94m in depth with a pitched roof and a ridge height of 5m. The second gable is smaller with a width of 1.56m, a depth of 1m and a ridge height of 4.75m. Each gable would feature a first floor window in its rear elevation. The external walls are to be finished in painted render. The proposed single storey extension would be erected off the rear elevation of the above extension. It would have a width of 4.1m, a maximum depth of 6.14m and would have a flat roof height of 2.5m. The roof would contain three roof lights and the rear elevation would feature bi-folding doors, which would serve a multi-functional space incorporating a kitchen, dining and seating area. The single storey extension would be finished in wood cladding.

A new garage is proposed within the rear garden adjacent to the rear lane. The garage would measure 4.9m in depth by 3.3m in width with a maximum roof height of 3.55m. It would feature a roller shutter door facing the rear lane, a door on the side elevation and a window the rear elevation.

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.

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

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 would be sited to the rear of the property and would not be viewed in context with the main street scene. As such, it not would adversely impact the main frontage of the street or the character of the area. While it is acknowledged that the extension would be modern in nature, with the single storey being finished in timber cladding, the extension has been designed with a sympathetic pitched roofs which would be set down below the ridge height of the original dwelling. This would ensure that the addition appears subservient to the main house in line with the guidance set out in the Council's aforementioned SPG for householder development. The garage is also considered to be of acceptable design and scale.

Regard has also been had for the impact of the rear extensions on the residential amenity of neighbouring occupants. In this respect, it is noted that the application site is adjoined by two other dwellings on either side (2 and 4 The Grove). The extension would be erected in close proximity to the boundary with both of these properties. With regard to its

impact on 2 The Grove, it is noted this property already has a two storey extension with a single storey annex of the rear. Whilst the proposed single storey element of the proposal would project out past this extension (by approximately 1.4m) the presence of the neighbouring extensions would significantly reduce the overall impact of the development. As such, the development would not have an overbearing impact on this property or result in any unacceptable loss of light or overshadowing impact. The dwelling to the north (4 The Grove) has a single extension positioned on the shared boundary. Again, it is acknowledged that the proposed extension would project beyond the rear elevation of this extension and that there would be some loss of light and overbearing impact experienced to the window which is located within the side wall of this extension. However, the proposed two-storey extension would not be of a scale which would be unduly harmful to the neighbouring properties. Furthermore, the roof is to be set well below the ridge of the main property and this would help to mitigate any overbearing impact this extension may have upon the adjoining properties.

In terms of the potential loss of privacy, it is acknowledged that the proposed extension would feature first floor bedroom windows. However, these would not give rise to a significantly greater level of overlooking into the rear gardens of the adjoining properties on either side. The proposed development would therefore be acceptable in respect of its impact on the privacy and amenities of nearby residents and would comply with Policy SW11 of the LDP.

With regard to the garage, this is also acceptable. The proposed garage would be erected alongside existing garages belonging to neighbouring properties. As such, the proposed garage would not have an overbearing impact on the neighbouring dwellings main rear amenity areas and no concerns are raised with respect to overshadowing or loss of light.

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:

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:

Site Location Plan, Drawing No. 945.01, Received 7 June 2023
Proposed Elevations Drawing No. 945.14, Received 7 June 2023
Proposed Elevation Drawing No. 945.15, Received 7 June 2023
Proposed Elevations Drawing No. 945.10, Received 7 June 2023
Proposed First Floor Plan Drawing No. 945.09, Received 7 June 2023
Proposed Garage Drawing No. 945.12, Received 7 June 2023
Proposed Garage Drawing No. 945.13, Received 7 June 2023
Proposed Ground Floor Plan Drawing No. 945.08, Received 7 June 2023
Proposed Site Plan Drawing No. 945.07, Received 7 June 2023

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

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

PP

DATE: 13.07.2023