

DELEGATED REPORT

Application No:	P/22/0267
Site Address:	2 Plymouth House Milbourne Terrace Merthyr Tydfil CF47 0UL
Development:	Proposed single storey extension and detached garage
Case Officer:	Caroline Pulley
Site Visit:	18th October 2022
Application Expiry Date:	23rd November 2022
Consultation reply date expired:	25th October 2022

APPLICATION SITE

The application site relates to a two-storey semi-detached dwelling located off Milbourne Terrace in Merthyr Tydfil. The property is accessed from Milbourne Terrace to the north-east via a newly constructed private drive which forms part of a recent development of four houses in the original garden of this property. The front of the application property faces a westerly direction towards the detached houses. Its driveway and front elevation is enclosed to the west by a 1.8m high stone wall. Its south facing side elevation has a southerly outlook onto some trees and vegetation. Beyond this and at a lower level are the rear gardens of numbers 8 to 17 Brodawel.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a garage to the front of the property and a single storey extension to the south side elevation. The proposed garage would be orientated to face a northerly direction. It would measure 6.2m wide by 6.5m deep and would have a hipped roof with a ridge height of 4.6m. Its external walls would be finished in rough cast render and natural wood to match the existing and the roof would be covered in slates.

The single storey extension would be attached to the rear wall of an existing single storey sunroom extension. It would measure 4.8m wide and 8.6m in depth and would have a flat roof with a height of 3.1m with two roof lanterns on top. The walls of the extension would be completed in rough cast render/natural wood. It is proposed that the addition would accommodate a kitchen served by two windows in its south facing side elevation.

PLANNING HISTORY

There is no recent planning history relating to the extension of this property.

CONSULTATION

None undertaken with this type of 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 main issues to consider when assessing this application relate to whether the proposed garage and extension, by virtue of their design, size and siting would have an acceptable impact on the character and appearance of the existing property and wider

street scene. The impact of the development on the amenity of neighbouring residents is also an important consideration.

Visually, while it is acknowledged that the garage would be sited forward of the property's principal elevation, it would be nestled between the application property and the side boundary of a newly constructed dwelling. In this location, its positioning, scale and height would be appropriate to the existing property. Moreover, the garage would be located behind a 1.8m high wall and its sloping hipped roof further helps to lessen its mass and bulk. The single storey extension would also be sited in an inconspicuous location which is behind an existing sunroom. In this location, the single storey extension would have a limited impact on the character and appearance of the dwelling.

The impact of the proposed works on the residential amenity of neighbouring occupants has also been considered and in this respect it is noted that the garage would be erected in close proximity to the new dwelling, which has been constructed adjacent to the front boundary of 2 Plymouth House. However, the proposed garage would be angled away from the rear garden of this property and its roof would be hipped, lessening any potential overshadowing and overbearing impact on the new dwelling and the other properties which are situated to the south and south-east (Brodawel) of the site. The single storey extension would be sited within a small, enclosed courtyard area adjacent to the boundary of 1 Plymouth House. It would be situated immediately behind an existing sunroom and would be enclosed along the boundary by an existing fence. Some overshadowing and loss of light would arise to 1 Plymouth House in the afternoon, but given that the low height of the extension, the impact would not be significantly harmful to this neighbouring property. In terms of potential overlooking, two windows are proposed within the south facing elevation of the extension. While it is acknowledged that these openings would face towards the rear gardens of the properties situated to the south (Brodawel), the windows would be partially concealed by the boundary fence. Moreover, there is vegetation along the boundary line and the rear elevations of numbers of 16, 17 and 18 Brodawel are positioned approximately 20m from the dividing boundary. Given the low height of the windows and the separation distances from the extension and neighbouring habitable windows, it is not considered that overlooking impact would be significantly harmful. It is also noted that no representations were received following the publicity exercise. The proposal is therefore in accord with Policy SW11 of the LDP.

Finally, 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:

Drawing number PLYM 2 02 received on 28.09.2022

Drawing number PLYM 2 03 received on 28.09.2022

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.

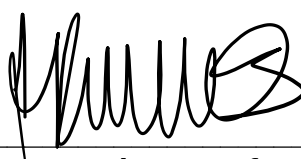
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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

DATE:

28/10/22