

DELEGATED REPORT

Application No:	P/24/0131
Site Address:	7 Edwards Terrace Bedlinog Treharris CF46 6RN
Development:	First floor rear extension
Case Officer:	Kate Glover
Site Visit:	6th June 2024
Application Expiry Date:	23rd July 2024
Consultation reply date expired:	27th June 2024

APPLICATION SITE

The application site is a mid-terrace property located in Bedlinog. At the rear of the dwelling is a small rear yard and ground floor extension. The ground floor extension comprises a main gable style section with a lean-to addition on the rear and an infill extension which is located between the gable section and the neighbouring property.

In terms of size, the existing ground floor extension, the main section (gable and lean to) measures 4.73m deep by 3.98 m wide and the infill extension measures 2.90 m deep and 1.47 m wide.

The rear amenity area is elevated as the topography results in the ground level rising steeply from the rear yard area. A number of small terraces have been created to provide level areas of ground.

The site location plan identifies that the property has the benefit of additional land. This land is severed from the property by Edwards Terrace road. The land appears to be used for parking and/or amenity area. There is also on-street parking available.

Many of the properties which comprise the terrace have been extended to the rear by means of single storey and/or two storey extensions. The garden areas at the rear of the properties are also elevated. It appears that several of the properties that comprise the terrace also have the benefit of land on the opposite side of Edwards Terrace road. A number of these areas are used for parking/garaging and amenity areas.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a first-floor extension above the existing ground floor extension.

The depth and width of the first floor extension does not alter the depths and widths set out above. The height of the first floor extension would be 5.72m at eaves level and 6.98m to ridge height.

One window is proposed to be inserted into the rear elevation of the proposed first floor extension. No windows are proposed to be inserted into the elevations which face the neighbouring properties.

Proposed materials are roof tiles, rendered elevations and UPVc windows.

Two bat boxes would also be located just under the eaves of the first floor extension and a sparrow terrace would be located just under the eaves of the infill section of the first floor extension.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site. However, 6 Edwards Terrace has the benefit of the following extant planning permission:

P/22/0302 Construct two-storey and single storey rear extensions
GRANTED: 22 Dec 2022

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) 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 12, February 2024) (PPW12).

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4 - Sustainable Design
- Note 6 - A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to principle of development, impact on the residential amenities of neighbours, visual impact, highway safety and ecology.

Principle of Development

As noted above the site is located within the settlement boundary and within the residential curtilage of 7 Edwards Terrace.

It is considered that the proposal meets with the requirements of Policy SW4.

Residential Amenities

The existing property adjoins boundaries with 6 and 8 Edwards Terrace, which are the neighbouring properties and most likely to be affected by this proposal.

In respect of 6 Edwards Terrace, this property is located to the southeast of the application site. The extension projects approximately 4.73m alongside the boundary with this neighbouring property. It is considered that the length would not be substantial, and its projection would be similar to other existing two-storey rear extensions along this terraced row. The eaves height of the extension would be 5.72m and its pitched roof design would slope away from this neighbouring property. In addition, given the neighbouring property's siting to the southeast, any loss of light resulting from this extension into the neighbour's rear garden/patio area would be minimal.

It is considered that there would not be any increase in overlooking as the proposal incorporates one window in the rear elevation and no windows in the side elevations of the extension.

The extension would, given its height and depth, have minimal impact on 6 Edwards Terrace. It is therefore considered that the proposed extension would not result in an

overbearing form of development, nor would it cause any significant loss of light or loss of privacy to these neighbouring occupiers.

As noted above 6 Edwards Terrace has the benefit of an extant planning permission for a two-storey rear extension.

The plans approved under planning permission reference P/22/0302 and the plans submitted in support of the current planning application have been reviewed. Due to the location and relationship of the approved development with the proposed development, there would not be any impact on residential amenities of 6 Edwards Terrace. It is also noted that there would not be any interference with either of the proposed extensions i.e. need to tie in elevations or roofs.

It should also be noted that neighbouring properties were consulted, and no letters of representation were received.

In respect of 8 Edwards Terrace, which is located to the northwest. The first floor infill section would run alongside the boundary, projecting approximately 2.90m from the rear wall of the original property. The larger part of the first floor extension would be approximately 1.47m from the shared boundary and project approximately 4.73m from the rear wall of the original property.

It is noted that 8 Edwards Terrace has the benefit of a two storey rear extension. There is also another ground floor element, it is not known if this element is the external wall providing living accommodation or an outbuilding. Above this ground floor section, is another extension. The structure has wooden elevations and corrugated roof, and as the character and appearance of an outbuilding. It is noted that there is a side window in this structure.

The scale of the proposed first floor extension and its relationship with the two storey extension and further extension of 8 Edwards Terrace are noted. It is considered that the proposal would not have an overbearing, loss of light or loss of privacy impact upon these neighbouring properties.

It should also be noted that neighbouring properties were consulted, and no letters of representation were received.

It is considered that the proposal meets with the requirements of Policy SW11.

Visual Impact

The proposed two storey extension would be sited to the rear of the dwelling. The scale, character, appearance and proposed materials of the proposal do not detract from the application property or the wider setting.

It is considered that the proposal meets with the requirements of Policy SW11.

Ecology

In respect of ecology, the Council's Ecologist has concluded that survey work in the form of a Preliminary Roost Assessment (PRA) would be required in respect of this proposal. However, it is noted that the property is in an urban location and the property could be

subject of significant alteration without the benefit of planning permission, and this could include a replacement roof. It is considered in this instance that given the location and nature of the proposed works it is not proportionate or necessary to require the applicant carryout a PRA.

Instead, it is considered that a condition can be used to ensure the proposed bat and sparrow boxes are erected prior to the beneficial occupation of the additional living accommodation.

It is also considered that an informative should be attached to any permission informing the applicants of their responsibility when undertaking works in relation to European Protected Species and birds.

It is considered that the proposal meets with LDP Policy EnW1.

Conclusion

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.

Having regard to the policy context above, the proposal is considered to be acceptable and 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 Title: Proposed Plans and Elevations, Drawing Number: ET-02, Revision B, Received on 22 June 2024.

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

3. Prior to the development hereby approved coming into beneficial occupation the development hereby approved, two bat boxes and one sparrow terrace shall be erected in accordance with approved plan: Proposed Plans and Elevations, Drawing Number: ET-02, Revision B, Received on 22 June 2024. The bat boxes and sparrow terrace shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

INFORMATIVES

1. 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.

2. 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


pp Director of Neighbourhood Services

DATE: 22.07.2024