

DELEGATED REPORT

Application No: P/24/0219

Site Address: Arsyllfan
23 The Grove
Merthyr Tydfil
CF47 8YR

Development: Two storey front extension and other alterations

Case Officer: Rebecca Owens

Application Expiry Date: 18th November 2024

Consultation reply date expired: 16th October 2024

APPLICATION SITE

The application relates to a detached dwelling with a triangular curtilage, located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, a lane to the rear and another dwelling to the northern side.

PROPOSED DEVELOPMENT

Full planning permission is sought to demolish an existing single storey, 'L' shaped porch with terrace above and erect a two storey front extension in its place. The extension would have a rectangular footprint which is 2.6m in depth by 4.75m in width and a flat roof 5.1m high. The extension would be steel framed with the elevations largely comprising of glazing and the roof would have a polymer rubber covering.

PLANNING HISTORY

The relevant planning history is summarised below:

P/96/0113 Two storey extension
Granted planning permission on 24 May 1996

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 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 12, February 2024)

Local Planning Policies

Policies SW11: Sustainable design and place making and CW1 Historic environment 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 application site is located in an area characterised by traditional dwellings, which share common features and architectural detailing but also vary in their design and appearance. The application dwelling stands out amongst these due to its simpler and more modern appearance. Whilst it is noted that additions to the principal elevation of a dwelling would not normally be supported due to their visual prominence, it is not considered in this instance that the proposal would be harmful. The proposed extension would replace an existing porch and somewhat discordant front terrace and would, be of a modest scale and appropriate design to allow it to appear sympathetic to the modern appearance of this property. As such, it is not considered that it would harm the character of the dwelling or indeed the visual amenities of the wider area, which it is noted lies within Urban Character Area 7. As such the proposal would comply with policies SW11 and CW1.

Regard has also been had for the impact of the development on the residential amenities of the neighbouring residents. Given the siting of the extension, it would have no overbearing impact or result in any overshadowing or loss of light to the surrounding properties. The only potential impact would be in terms of overlooking and loss of privacy and in this respect it is acknowledged that the extension is almost entirely glazed. However, the windows would only be 2.6m further forward than the windows in the main front elevation and set behind the windows in the front gable. As such, it is not considered that the level of overlooking would be much greater than that which already exists. In addition, the dwellings opposite the extension are located on the other side of the street and at a distance where it is not considered that the overlooking would be extensive. Having regard to this and noting that no objections were received following the publicity exercise, the proposal is found to be acceptable in terms of residential amenity and in accord with Policy SW11.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due

to the scale and nature of the development, which only includes a modest extension to the dwelling, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement would be sought and secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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**:

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, Elevations & Sections, Drawing Number: Arsyllfan 01 A, Received 23 September 2024

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

3. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with 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


Director of Neighbourhood Services

DATE: 04.11.2024