

# DELEGATED REPORT

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|-----------------------------------------|------------------------------------------------------------------------------|
| <b>Application No:</b>                  | <b>P/22/0093</b>                                                             |
| <b>Site Address:</b>                    | <b>24 Tair Twynau<br/>Pant<br/>Merthyr Tydfil<br/>CF48 2BA</b>               |
| <b>Development:</b>                     | <b>Erection of front porch &amp; erection of single-story rear extension</b> |
| <b>Case Officer:</b>                    | <b>David James</b>                                                           |
| <b>Site Visit:</b>                      | <b>10th May 2022</b>                                                         |
| <b>Application Expiry Date:</b>         | <b>31st May 2022</b>                                                         |
| <b>Consultation reply date expired:</b> | <b>10th May 2022</b>                                                         |

## APPLICATION SITE

The application site relates to a semi-detached dwelling situated within the residential area of Pant. The property faces northeast onto the highway (turning head). It is bound by other dwellings to either side and a communal parking area to the rear.

## PROPOSED DEVELOPMENT

This application seeks full planning permission for the erection of a front porch, and the erection of a single-storey rear extension, with associated internal and external alterations.

The proposed porch would be erected on the front elevation of the dwelling, in the front garden area, and would replace an existing canopy, in a similar position and of similar dimensions. It would be 2.8m wide and 1.5m deep, and would have a mono-pitched roof with a maximum height of 3.3m. It would have a door in its front elevation, and a window in each of its side elevations. The walls of the porch would be rendered, the roof would be rubberised, and the door and windows would be upvc.

The proposed rear extension would measure 4.4m wide, 4.4m deep and a maximum of 3.5m high, incorporating a mono-pitched roof (with eaves at a height of 2.8m). It would have a window in its rear elevation, and bi-folding doors in its southeast elevation. The walls of the extension would be rendered, the roof would be rubberised, and the door and windows would be upvc.

## PLANNING HISTORY

There is no recent planning history relating to the application site.

## CONSULTATION

None undertaken.

## PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties.

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 SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

SPG 6 – Householder Design

## PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the front porch would be erected in the front garden area of the property and, as such, would be visible in the front street scene. However, it would be set back over 4.5m from the public footpath, and would be erected in a similar location as an existing canopy of similar dimensions. Additionally, it would be of relatively modest size, and it is noted that there are examples of other porches within the street scene of varying designs, including ones similar to that proposed. For these reasons, it is not considered that it would have a harmful impact on the appearance of the property, nor the character of the wider area.

Given the siting and modest size of the porch, it would not have any harmful impact on surrounding residents in terms of overbearing impact, loss of light, overlooking or loss of privacy.

The proposed extension would be located to the rear of the dwelling, away from the street frontage. As such, it would (in the main) not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from the highway. Additionally, the extension is considered to be of an acceptable design and its scale would not appear out of proportion with the main dwelling. The submitted plans indicate that the external finishing materials of the extension would mainly match the dwelling. Taking this in account, the proposal accords with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the extension would result in a development in close proximity to the shared boundary with 22 Tair Twynau, for a depth of 4.4m, with a maximum height of 3.5m and an eaves height of 2.8m. It is acknowledged that this could result in a degree of overbearing and loss of light to number 22. However, given the limited height of the extension, its mono-pitched roof, and the relatively high boundary fence between the dwellings, this impact would be somewhat mitigated. As such, it is not considered that the proposal would result in a harmful degree of overbearing impact or loss of light to this adjoining dwelling.

Given the single-storey nature of the development, and that no windows or doors are proposed in the northwest side elevation of the extension, it is not considered that it would have a harmful impact on number 22, in terms of overlooking or loss of privacy.

The extension would be set-back from the shared boundary with 26 Tair Twynau by at least 7m. As such it is not considered that the proposal would result in a harmful degree of overbearing impact, loss of light, overlooking or loss of privacy to number 26.

Overall, while there is some concern that the development may lead to some limited impacts, between the application property and the adjoining dwellings, having considered the above and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance with Policy SW11 of the LDP.

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:

22/SC/100 Existing and Proposed Site Plan received 5th April 2022

22/SC/102 Proposed Floor Plan and Elevations received 5th April 2022

22/SC/103 Internal Sections received 5th April 2022

22/SC/104 Typical Section received 5th April 2022

22/SC/106 Note Sheets received 5th April 2022

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

**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



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Head of Town Planning

DATE:

11/5/22