

DELEGATED REPORT

Application No:	P/19/0327
Site Address:	49 Cottrell Street Aberfan Merthyr Tydfil CF48 4QU
Development:	Single storey rear extension
Case Officer:	Marlene Ferreira
Site Visit:	13th January 2020
Application Expiry Date:	12th February 2020
Consultation reply date expired:	10th January 2020

APPLICATION SITE

The application site relates to an end of terrace dwelling, 49 Cottrell Street in the area of Aberfan. The dwelling is a two-storey property which has been extended to the rear by means of a single storey extension. It is served by a reasonable rear garden area and also benefits from a side access. On-street parking provision is available to the front of the property along the front highway.

The dwelling forms part of a terraced row of properties, all of which appear to have been extended to the rear by means of single and/or two storey additions. A vehicular access runs along the rear of these properties.

The dwelling lies within the settlement boundary – Other Growth Area, as designated within the Merthyr Tydfil Local Development 2006-2021.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing single storey rear extension and construct a larger single storey rear extension to provide an enlarged bathroom and kitchen area.

The flat roof extension would measure 5.2 metres wide, 4 metres deep and 3.05 metres in height and would be finished with rendered elevations and UPVc windows.

PLANNING HISTORY

The council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, nearby occupiers were consulted. No letters of representation have been received as a result of this exercise.

POLICY CONTEXT

- The Merthyr Tydfil Local Development Plan 2006-2021:

BW3 - Development Strategy - Other Growth Area

BW4 - Settlement Boundaries /Locational Constraints

BW7- Sustainable Design and Place Making

BW12 – Development Proposals and Transport

TB11 - Access, Parking and Accessibility of Local Facilities

- Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposal, in terms of its siting, design and scale, would have an acceptable impact on the character and appearance of the dwelling, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed single storey extension would be located to the rear of the dwelling, away from the street frontage and adjacent to other extensions, including a two storey extension to the rear of the neighbouring properties along Cottrell Street. As such, it would remain largely screened from the front street scene and respect its immediate context.

The design, scale and finishes of the extension are also considered acceptable. The extension would not be deemed excessive in depth and would run along the side elevation of the neighbouring two-storey addition. Whilst a flat roof design would not normally be supported, given the small scale of the development, its siting on a secondary elevation and amongst other surrounding flat roof developments, it would be considered acceptable in this instance. It should also be noted that the proposal is only 0.05 metres over the permitted development height. As such, the proposal would be considered a proportionate addition in context with the rear street scene and would therefore comply with LDP Policy BW7 and SPG Note 6.

Residential Amenity

The property as noted above is an end of terrace dwelling which adjoins 48 Cottrell Street to the south and which is most likely to be affected by the proposed development.

The proposed single storey extension however would run along the side wall of the two storey extension constructed to the rear of this neighbouring property. As such, this proposal would not have an overbearing impact or result in the loss of light or privacy to this neighbouring dwelling. The proposed relationship between the application dwelling, as extended, and this neighbouring property (48 Cottrell Street) would therefore be acceptable and comply with LDP Policy BW7.

Parking and Highway Safety

The existing dwelling is served by on-street parking along the front highway. The proposal does not seek to increase bedroom accommodation and as such would not increase the demand for on-street car parking to the detriment of highway safety. It would therefore comply with LDP Policies BW7 and TB11.

RECOMMENDATION: APPROVED subject to **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 no: 02, received: 18th December 2019;
- Drawing no: 03, received: 18th December 2019.

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

INFORMATIVES

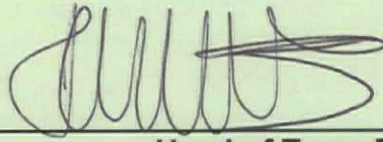
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED

A handwritten signature in dark ink, consisting of several loops and a final horizontal stroke, positioned above a horizontal line.

Head of Town Planning

DATE:

27/1/20.