

DELEGATED REPORT

Application No: P/22/0016

Site Address: Prospect Bungalow
Slip Road
Merthyr Tydfil
CF48 4AJ

Development: Single storey extension to rear, new doors to rear and side and front porch

Case Officer: Nia Chard

Application Expiry Date: 29th March 2022

Consultation reply date expired: 1st March 2022

APPLICATION SITE

The application site relates to Prospect Bungalow, a detached dwelling with a generous curtilage situated within the settlement boundary. The site is located to the west of the A4060 and is accessed off a lane from the A4060 (Slip Road). The application site is relatively flat in profile.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a single storey rear extension and a new front porch.

The proposed extension would measure 8.4m wide, 4m deep and a maximum height of 4.35m in height with a pitched roof. It would accommodate a bedroom with ensuite bathroom. It would be finished with rendered elevations, roof tiles and UPVc windows to match existing.

The new front porch would infill the area with the overhang of the existing roof and would have external dimensions of 2m in depth by 3.5m in width and would have a pitched roof with a maximum height of 3.25m. The walls of the porch would be rendered, the windows and the door would be UPVc and the roof would be covered with tiles to match existing.

The plans also propose new and enlarged windows opening on both the side and rear elevations of the dwelling. These works however do not require planning permission and as such will not be considered under the assessment of this application.

PLANNING HISTORY

There is no planning history relevant to the determination of this application.

CONSULTATION

None undertaken.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a site notice was 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 SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

PLANNING CONSIDERATIONS

The proposed rear extension, in respect of its scale, siting and design is considered acceptable. The extension is a single storey development located to the rear of the dwelling and would be finished in matching materials to the dwelling. Thus, the extension, would appear as a proportionate and sympathetic development which would not detract from the character and appearance of the dwelling and would therefore comply with Policy SW11 of the LDP. Likewise, the porch is considered to be of an acceptable design and scale and it is not considered that it would appear out of place or incongruous on the host dwelling. Accordingly, it is not considered that it would adversely impact on the character or visual amenities of the host dwelling or the area in general and therefore accords with LDP Policy SW11.

Given the isolated location of the dwelling the proposal would not have any adverse on the residential amenities of any neighbouring dwellings or their occupants.

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:

Proposed Floor Plan, Drawing No. PB-01, Received 1 February 2022
Proposed Elevations, Drawing No. PB-02, Received 1 February 2022
Proposed Site Plan, Drawing No. PB-03, Received 1 February 2022
Proposed Roof Plan, Drawing No. PB-04, Received 1 February 2022
Site Location Plan received 1 February 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



Head of Town Planning

DATE:

10/3/22