

DELEGATED REPORT

Application No: P/21/0333

Site Address: 19 Chester Close
Heolgerrig
Merthyr Tydfil
CF48 1SN

Development: Construct single storey extension and retaining wall to garden area

Case Officer: Nia Chard

Application Expiry Date: 15th November 2021

Consultation reply date expired: 19th October 2021

APPLICATION SITE

This application relates to semi-detached bungalow situated within the residential settlement of Heolgerrig. The site is bound to the front by the highway of Chester Close and all other sides by residential dwellings. The profile of the site slopes upwards towards the rear boundary.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing detached garage and construct a single storey rear extension. The extension would measure approximately 7 metres wide and 4.4 metres deep with a flat roof height of 2.9 metres (and 3.2 metres to the top of the central roof lantern). It would have patio doors in the rear elevation. The roof of the extension would be finished in insulating material and glazing, the walls would be rendered and doors and windows would be UPVC.

It is proposed to re-profile the rear garden to provide a level patio area directly outside of the proposed extension, which will measure approximately 8.5 metres by 8.5 metres. A 1.2 metre high retaining wall with a 1.1m high glass balustrade and steps are proposed halfway along the length of the garden, with retaining walls proposed along the side boundaries with no. 17 and 21 Chester Close which would increase in height from 0.5 metres to 1.2 metres as the neighbouring gardens slope upwards toward the rear. No change is proposed to the profile of the remaining garden.

PLANNING HISTORY

There is no relevant planning history that needs to be considered when determining this planning application.

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

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

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposed extension and engineering works to the rear garden area would have an adverse impact on the character and appearance of the existing property and the wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

The proposed extension is generally deemed to be of an acceptable design and scale. The extension would protrude 1.7 metres beyond the western elevation; this will be the only element of the proposal that would be visible from the front of the property. However, it would be set back from the main front elevation by 8m. Given the set back and sympathetic external finishes, it is not considered that it would appear incongruous or adversely impact on the character of the property or indeed the wider street scene. Whilst it is recognised that the rear extension would be of a more modern design, it would be finished in materials that would match the existing rear elevation of the dwelling, and this would represent a sympathetic addition to the property. Its siting to the rear of the property would also ensure that it is not readily visible from public vantage points, and thus is complies with Policy SW11 of the LDP

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is noted that the extension would be set off the dividing boundary with the neighbouring boundaries of 18 and 20 Chester Close. Given the single-storey nature of the proposed extension, and its flat roof height of 2.9 metres, it is not considered that the extension would result in any harmful impact on adjoining and nearby dwellings in terms of overbearing, over shadowing, loss of privacy or loss of light impacts.

Similarly, it is considered that the proposed reprofiling of the rear garden, along with the associated retaining walls and steps, are of an appropriate scale and finish. Furthermore, the re-profiling works will not lead to any increased overlooking or overbearing impact to the adjoining properties.

Overall, having considered the above and without any objections following the publicity exercise, the development is deemed acceptable with respects to residential amenity and thus complies 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:

Site Sections, Existing & Proposed, Drwg No - 004 Received 12.1.2022

Site Location Plan, Drwg No - 002 Received 20.9.2021

Retaining Wall & Shed Drwg No 003 Received 20.9.2021

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

A handwritten signature in black ink, appearing to be 'J. B. H.' or similar, written over a horizontal line.

Head of Town Planning

DATE:

10/2/22