

DELEGATED REPORT

Application No: P/22/0183

Site Address: 26 Cedar Close
Dan Y Graig
Twynyrodyn
Merthyr Tydfil
CF47 0LX

Development: Erection of single-storey rear extension

Case Officer: David James

Site Visit: 22nd August 2022

Application Expiry Date: 5th September 2022

Consultation reply date expired: 5th August 2022

APPLICATION SITE

The application site relates to a detached dwelling situated within a relatively new residential development in Twynyrodyn. The property faces southeast onto the front highway, and is bound by other dwellings to either side and to the rear.

PROPOSED DEVELOPMENT

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

The proposed extension would measure 5m wide, a maximum of 6.7m deep and a maximum of 3.2m high, incorporating a flat roof (eaves height of 2.5m) with a glazed lantern feature. The extension would have bi-folding in its rear elevation, and a glazed panel in its northeast side elevation. The walls of the extension would be finished with brickwork, and the windows and door would be upvc. These materials would match the dwelling. The roof would be constructed of edpm rubber with a glazed lantern feature.

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 CW1 – Historic Environment

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 proposed extension would be located to the rear of the dwelling, away from the street frontage. As such, it would 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. It is noted that, while the extension would have a flat roof with a lantern feature, which would not match the roof of the dwelling, this is a design typical of domestic extensions. Additionally, while it would be relatively deep (6.7m), it would extend beyond the rear elevation of the dwelling by only 2.1m. As such, it is considered that it would be of an acceptable design and its scale would not appear out of proportion with the main 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 28 Cedar Close (to the southwest), for a depth of 6.7m and a maximum height of 3.2m. However, the extension would face the side elevation of number 28 and would be alongside the rear garden. Furthermore, extension would be of limited height, being mainly 2.5m in height, with a lantern feature being 3.2m high. As such, it is not considered that the proposal would result in a harmful degree of loss of light or overbearing impact to this adjoining dwelling.

The extension would be sited adjoining an existing rear annexe to the northeast, extending only 2.1m beyond this. As such, and given it would be set back over 4m from the shared boundary, it is not considered that the proposal would result in a harmful degree of loss of light or overbearing impact to the adjoining dwelling of 24 Cedar Close to the northeast.

Similarly, it would be sited approximately 13m from the shared boundary with Guava Villa, to the rear. As such, it is not considered that the proposal would result in a harmful degree of loss of light or overbearing impact to this adjoining dwelling

Given the single-storey nature of the development, it is not considered that the windows and glazed panel in its rear elevation would result in any harmful degree of overlooking or loss of privacy to the adjoining properties.

The overall impact of the proposal would be acceptable in terms of loss of light, loss of privacy and overbearing impact. Therefore, 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:

Existing and Proposed Plans received 11th July 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:

24/8/22