

DELEGATED REPORT

Application No:	P/24/0148
Site Address:	63 Heolgerrig Heolgerrig Merthyr Tydfil CF48 1RP
Development:	Single storey rear extension
Case Officer:	Kate Glover
Site Visit:	2nd July 2024
Application Expiry Date:	22nd August 2024
Consultation reply date expired:	24th July 2024

APPLICATION SITE

The application site comprises a terrace property with the benefit of off-road parking and a rear amenity area. Attached to the rear elevation of the property is a single storey conservatory. External materials at the rear of the property comprise of both render and cladding applied to the elevations, uPVC window and door frames and clay tile roof.

The topography of the area is such that the ground level slopes downwards from the northeast to southwest. The ground levels of the dwellings that comprise the terraced properties, slightly step down from each other as the ground level falls away.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct an 'L' shaped, single storey rear extension. The extension would have a flat roof with a large atrium style roof light. No windows are proposed to be inserted into the extension's side elevations.

At the point at which the proposed extension connects with the application property, the proposed extension would measure approximately 4.94m wide and 3.87m deep. The dimensions of the proposed extension would then change to 4.17m wide and 3.63m deep. The flat roof would be approximately 2.90m high. The atrium roof light would measure approximately 5.38m wide and 3.33m deep and protrude 0.76m above the roof.

The application is not supported with any information on the proposed external materials.

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 as part of this application.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties and a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) 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.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW12).

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4 - Sustainable Design
- Note 6 - A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to principle of development, impact on the residential amenities of neighbours and visual impact.

Principle of Development

As noted above the site is located within the settlement boundary, it would also be located within the residential curtilage of 63 Heolgerrig Road.

It is considered that the proposal meets with the requirements of Policy SW4.

Residential Amenities

The application property is positioned between 62 and 64 Heolgerrig Road.

As noted above, no windows are proposed to be inserted into the side elevations of the proposed extension.

It is considered that by virtue of location and height of the single storey extension, the proposal would not result in an overbearing form of development, nor would it cause any significant loss of light or loss of privacy to the occupants of these neighbouring properties.

It should also be noted that neighbouring properties were consulted, and no letters of representation were received.

It is considered that the proposal meets with the requirements of Policy SW11.

Visual Impact

The proposed single storey extension would be sited to the rear of the dwelling. The scale, character and appearance of the proposal do not detract from the application property or the wider setting.

It is considered that the proposal meets with the requirements of Policy SW11.

Ecology

In respect of ecology, no comments on the proposed development have been received from Council's Ecologist. However, an informative should be attached to any consent to inform the applicant of their responsibility when undertaking works in relation to European Protected Species and birds.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Likewise, given the nature of development, this would not be deemed a reasonable requirement in this instance. Notwithstanding this, ecological enhancements would be requested and controlled by condition, which would provide additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

It is considered that the proposal meets with the requirements of Policy EnW1.

CONCLUSION

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:

Drawing Title: Proposed Plans and Elevations, Drawing Number PL003593-001, Received on 4 July 2024.

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

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

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



Director of Neighbourhood Services

DATE: 26.07.2024