

DELEGATED REPORT

Application No: P/22/0023

Site Address: 39 Trevithick Gardens
Merthyr Tydfil
CF47 0RP

Development: Demolish existing porch and construct single storey side extension

Case Officer: Nia Chard

Application Expiry Date: 4th April 2022

Consultation reply date expired: 3rd March 2022

APPLICATION SITE

The application relates to an end terrace property located in a mainly residential area. The site is bounded by highways to the front and rear and other residential dwellings on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought to demolish an existing single storey side porch and for the erection of a new single storey side extension. The front elevation of the proposed extension would be set back from the main front elevation of the dwelling by 1.8m and would be 2.7m in width by 6m in depth and it would have a pitched roof with a maximum height of 3.6m. It would feature a window in its front elevation, patio doors in its side elevation and a further window in the rear elevation. The roof of the extension will be finished in tiles and the external elevation would be finished in brick to match the existing dwelling.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

No consultation exercise was considered necessary in this instance.

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 proposed extension would be set back quite substantially from the main front elevation of the dwelling and would be relatively modest in size. As such it would appear subservient to the dwelling. The roof pitch and external finishes would also complement those of the existing dwelling, which would ensure the extension is in keeping with the character and appearance of the dwelling and the wider area. Having regard to the above considerations the extension is of an acceptable design and scale which would not

adversely impact on visual amenities. For this reason, it is in accordance with Policy SW11 of the LDP.

The extension would be sited approximately 3m from the shared boundary with the adjoining dwelling of 43 Trevithick Gardens, and would only have a single storey height of 3.6m. As such, it would not appear overbearing or result in the loss of light to these neighbouring occupiers. In addition, whilst patio doors would be proposed to the side elevation, the distance from the boundary and the established dividing boundary itself, would ensure that no overlooking or loss of privacy would result from this proposal. The relationship between the proposed development and the adjoining neighbouring property would therefore be acceptable and comply with LDP Policy SW11.

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 Plans, Drawing No. TG-03, Received 7 February 2022
Proposed Elevations, Drawing No. TG-04, Received 7 February 2022
Site Location Plan, Received 7 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:

11/3/22