

DELEGATED REPORT

Application No:	P/21/0296
Site Address:	17 Alder Grove Gurnos Merthyr Tydfil CF47 9SF
Development:	Single storey rear extension to provide disabled facilities
Case Officer:	Rebecca Owens
Site Visit:	31st August 2021
Application Expiry Date:	13th October 2021
Consultation reply date expired:	21st September 2021

APPLICATION SITE

The application relates to a mid-terrace dwelling located in a mainly residential area within the settlement boundary. The site is bound by footpaths to the front and partially to the rear and other dwellings to the side and rear. The profile of the site is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension to provide disabled facilities for the occupant of the property. The proposed extension would be 5.925m in depth by 3.65m in width and would have a pitched roof ridge height of 3.05m and an eaves height of 2.6m. The extension roof would be covered with brown concrete tiles, the south western and rear walls would be finished with fined down render and the north eastern elevation would be finished with red/brown facing brickwork. The extension would feature a window in its rear elevation serving a shower room and patio doors in its south western side elevation serving a bedroom. A ramp down from these doors would also be installed to provide access to the rear garden.

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 & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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 11, February 2021)

Local Planning Policies

Policy SW11: Sustainable design and place making of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The proposed extension is generally considered to be of an acceptable design. Whilst it is noted that it would result in quite a significant projection of almost 6m off this modest sized dwelling, given that this is at ground floor level and to the rear, it is not considered that it would appear overtly out of proportion or be readily visible from public vantage points. It is also noted that the majority of the external elevations would have a render finish which is in contrast to the red brick of the dwelling itself. However, this is a suitable alternative which would complement the dwelling rather than appear incongruous. In this respect it is also noted that the dwelling which adjoins the rear boundary has a dashed finished. Thus, the proposal is found to be acceptable in terms of its impact on the character and visual amenities of the dwelling itself and the area in general and would accord with Policy SW11 of the LDP.

The impact of the extension on the residential amenities of the neighbour occupants has also been considered. In this respect it is noted that the extension would be erected almost hard on the boundary with 19 Alder Grove and would result in a projection of just over 5.9m in length and 2.6m in height (eaves) along this boundary line. However, despite the long projection, given the relatively modest height, it is not considered that the extension would be substantially overbearing or result in overshadowing/loss of light to the point that would justify the refusal of the application on such grounds. In this respect, it is also noted that no objections or concerns have been received from the adjoining occupier following the publicity exercise.

The extension would be positioned approximately 2.8m from the boundary with the dwelling to the other side known as 15 Alder Grove and as such would not have an overbearing impact on this property or result in any harmful overshadowing. It is recognised that the extension would feature patio doors in the elevation which faces towards this property but as these are at ground floor level, views would be suitably obscured by the existing boundary fence. Whilst there is also a window proposed in the rear elevation which would face towards the flank elevation of 21 Alder Grove (which bounds the rear boundary), this elevation does not contain any windows. In addition, the window would be at ground floor level and serve a non-habitable room. As such, it is not considered that this would have any detrimental impact.

Thus, having considered the above and with the lack of any representations following the publicity exercise, the proposal is found to be acceptable in respect to residential amenity and thus would comply 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:

Drawing Title: 17, Alder Grove, Gurnos, Merthyr Tydfil, CF47 9SF, Drawing Number: 2817
DFG, Amended Plan Received on 3 September 2021

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

INFORMATIVES

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property;
- or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

3. 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.

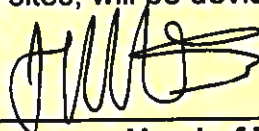
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

4. 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:

22/9/21