

DELEGATED REPORT

Application No: P/21/0115

Site Address: 16 River Avenue
Trelewis
Treharris
Merthyr Tydfil
CF46 6EF

Development: Single storey rear extension

Case Officer: Caroline Pulley

Site Visit: 6th May 2021

Application Expiry Date: 26th May 2021

Consultation reply date expired: 7th May 2021

APPLICATION SITE

The application site relates to a two-storey, detached dwelling located within a residential housing estate on the outskirts of the residential area of Trelewis. The property has a southerly facing aspect onto the highway. It is bound by neighbouring properties on both sides and the rear garden area of another dwelling to the rear.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the erection of a single storey extension across the back wall of the property. The extension would extend out from the existing kitchen and utility room. It would measure 8.1m wide, 3.19m deep and 2.9m high to the top of its flat roof (excluding the proposed roof lantern). The external walls would be finished in matching brickwork and the roof would be covered in glass fibre. The rear elevation of the extension would feature a bi-folding door and two windows.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

Bedlinog Community Council: No response.

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 EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Supplementary Planning Guidance (SPG)

- Note No. 5 – Nature and Development
- Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The proposed extension would be located to the rear of the property and as such, it would have no impact on the principal elevation of the dwelling or the street scene of River Avenue. Moreover, whilst the extension would have a flat roof, it would appear as a modern addition, which is in keeping with the scale and overall appearance of the existing property.

While noting that the extension would be located in close proximity to neighbouring dwellings and their gardens, due to its limited scale and height, it would not appear overbearing nor would it result in a significant level of overshadowing or loss of light. Being a single storey structure, the development would not give rise to a harmful level of overlooking, particularly given as there are no windows proposed in the side elevations of the extension. Further to this, whilst a planning application has been submitted for the

development, a 4m long extension could be erected to the rear of the property without the need for planning permission. Taking this into account, the proposed development would not be unduly harmful upon the neighbouring properties.

Finally, 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 number hdw/ph/jw.01 received on 31.03.2021

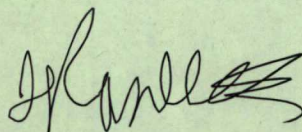
Reason - To ensure compliance with the approved plans and clearly define the scope of the permission.

INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

10/5/21