

DELEGATED REPORT

Application No:	P/24/0247
Site Address:	16 Vernon Close Penyard Merthyr Tydfil CF47 0HY
Development:	Change hipped roof to gable with front and rear dormers and erect rear conservatory.
Case Officer:	Marlene Ferreira
Site Visit:	12th November 2024
Application Expiry Date:	19th December 2024
Consultation reply date expired:	18th November 2024

APPLICATION SITE

The application site relates to a semi-detached bungalow, 16 Vernon Close, in the area of Penyard. The property, which appears to remain largely original (bar the addition of a single storey side utility room extension), is served by a front garden/driveway area to the east and a small rear grassed garden area to the west. The property adjoins the neighbouring dwelling, 15 Vernon Close, to the south, borders with the boundary of 17 Vernon Close to the north, and abuts the highway to the east and undeveloped overgrown land to the west.

The property lies in a street characterised by pairs of semi-detached single storey dwellings, many of which have been altered by the addition of front dormers, hip to gable extensions, rear dormers, outbuildings, and porches. Whilst the character of these dwellings were the same when originally constructed, they have changed by the additions of various alterations which have been carried out overtime.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a hipped to gable roof extension, a front flat roof dormer extension, a rear flat roof dormer extension and a rear conservatory. The proposal seeks to provide additional living accommodation at ground floor and 3 bedrooms within the roof space.

The hipped to gable roof extension would meet the existing width and existing height of the roof and would be finished in matching concrete tiles. The front flat roof dormer extension would measure 3.5m wide, 4.1m deep and 2.5m in height. It would be finished with a EPDM rubber roof, rendered elevations and UPVc windows.

The rear flat roof dormer extension would measure 8m wide, 4.2m deep and 2.53m in height. It would be finished with a EPDM rubber roof, cladded elevations and UPVc windows. The rear conservatory extension would measure 3m wide, 3m deep with a 2.4m ridge height.

PLANNING HISTORY

The Council's records do not show any other recent or relevant planning history for this property.

CONSULTATION

Consultations were not carried out under this application.

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 representation were received following the publicity exercise.

POLICY CONTEXT

National Development Framework

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

National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extensions, in terms of their siting, design and scale, would result in acceptable form of development with regards to their impact upon the character and appearance of the property and the street scene. The impact of the proposal upon residential amenity and ecology are also important considerations.

Character and Appearance

The proposed front roof dormer extension and hip to gable extension would result in alterations to the front and side roof slopes and as such, would appear as prominent additions when viewed from the front highway. However, the front dormer, which would be finished with rendered elevations, would comprise a flat roof design, would be set up from the eaves height and would be concentrated to the southern side of the roof. As such, it would not dominate the existing roof slope. Furthermore, it would reflect the scale, design and finishes of other front flat roof dormer extensions on nearby neighbouring properties, including that of the adjoining semi-detached dwelling. Thus, the proposed front dormer extension would enhance the symmetry between the semi-detached properties and would be considered acceptable. Similarly, the proposed alteration to the main roof of the dwelling, from a hip to a gable, which would be finished in matching concrete roof tiles, and which would not increase the original roof height or project any further than the original roof width, would also be considered acceptable. Indeed, roof alterations such as this, have also been carried out on nearby neighbouring properties.

The proposed flat roof dormer is a larger extension. However, it would be set in from the sides, set up from the eaves and set down from the ridge, and would also be located to the rear of the property. As such, it would not detract from the character and appearance of the existing front street scene. Instead, its scale, design and finishes would reflect that of other rear dormers existing to the rear of nearby neighbouring properties. The proposed rear roof dormer would therefore appear in context with the existing rear street scene and would therefore be acceptable.

The proposed rear conservatory extension is a small-scale rear addition, of single storey height, finished in appropriate materials. As such, this addition, which would amount to permitted development, would also be an acceptable alteration to the property.

The proposed extensions would not be considered to detract from the character or appearance of the area and would therefore accord with LDP Policy SW11.

Residential Amenity

Having considered the siting and scale of the proposed dormer extensions and their relationship with adjoining occupiers, namely 17 and 15 Vernon Close, it is not considered that the proposal would adversely impact upon the amenities of these adjoining occupiers.

The proposed front and rear dormer extensions would sit adjacent to the dividing boundary with these neighbouring properties. However, given their siting and scale, these would not result in an overbearing form of development which would be considered significantly harmful to the amenities of these neighbouring occupiers to warrant the refusal of the application. Indeed, as previously noted, this is a common form of development in this area. Furthermore, none of the dormers would be served by any side facing windows and as such, these would not result in any loss of privacy to these adjoining neighbouring properties. Whilst the front facing windows of the proposed front dormer would somewhat overlook the front garden areas of these neighbouring properties, these amenity areas can already be overlooked by passers-by when travelling along the front highway. Similarly, the rear facing windows of the proposed rear dormer would somewhat overlook the rear garden areas of these adjoining occupiers. However, it should be noted that the extent of overlooking from the proposed rear dormer windows would be similar to the extent of

overlooking currently achieved from the existing rear dormers windows of these neighbouring dwellings. Indeed, this is a prevalent occurrence within the close.

The impact of the proposed hip to roof gable extension upon 17 Vernon Close, has also been considered. However, given that the gable extension would not result in an increase to the original height of the dwelling or project any further than the original roof width, and the fact that this neighbouring property is angled away from the application dwelling, this part of the proposal would not be considered to have any significant adverse impact on the amenities of these neighbouring occupiers and would therefore be considered acceptable.

The proposed rear conservatory, as noted above, is a small-scale low-lying extension, which is permitted development. This part of the development is therefore also considered acceptable.

The relationship between the proposed development and the adjoining neighbouring properties would therefore be considered acceptable and accord with LDP Policy SW11.

Ecology

In respect of ecology, the Council's Ecologist has concluded that survey work in the form of a Preliminary Roost Assessment (PRA) would be required in respect of this proposal. However, given the scale and nature of the development, it would not be considered reasonable or proportionate to request that this be undertaken in association with the development.

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, in the form of bird and bat boxes, have been included in the submitted plans and would be controlled by condition. This would provide additional habitats in the local area and therefore contribute to the wider green infrastructure objectives. The proposed development would therefore accord with LDP Policy EnW1.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

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: VC-02, received: 20th November 2024;
- Drawing number: VC-03, received: 20th November 2024.

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

3. **Prior to the beneficial use of the extensions hereby approved**, the ecology enhancement works, shall be provided as shown on Drawing number: VC-02, and shall be retained in perpetuity thereafter.

Reason - To protect the natural environment and important habitat in accordance with Policies EnW1 of the Merthyr Tydfil County Borough Council 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: 21.11.2024