

DELEGATED REPORT

Application No:	P/22/0061
Site Address:	5 Heol Bryn Padell Gellideg Swansea Road Merthyr Tydfil CF48 1NG
Development:	Erection of rear single-storey extension and construction of access ramp to front garden
Case Officer:	David James
Site Visit:	8th April 2022
Application Expiry Date:	9th May 2022
Consultation reply date expired:	5th April 2022

APPLICATION SITE

The application site relates to a semi-detached dwelling situated within the residential area of Gellideg. The property faces southwest onto the highway. It is bound by other dwellings to either side and to the rear.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a single-storey rear extension with associated internal and external alterations, as well as the installation of an access ramp, with an associated handrail, in the front garden area.

The proposed extension would measure 3.6m wide, a maximum of 4.1m deep and a maximum of 3.5m high, incorporating a mono-pitched roof (with eaves at a height of 2.5m). It would accommodate an extended bedroom and an ensuite shower room. It would have a window in its rear elevation, a double-door in its southeast elevation. The roof of the extension would be tiled, and the walls would be rendered, and the doors and windows would be upvc. These materials would match the dwelling.

The front access ramp would be installed to the level of the gently sloping front garden, and would be fitted with 0.8m high handrails.

PLANNING HISTORY

There is no recent planning history relating to the application site.

CONSULTATION

Head of Engineering

No objection

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

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

SPG 6 – Householder Design

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the proposed extension would be located to the rear of the dwelling, away from the street frontage. As such, it would (in the main) not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from the highway. Additionally, the extension is considered to be of an acceptable design and its scale would not appear out of proportion with the main dwelling. The submitted plans indicate that the external finishing materials of the extension would mainly match the dwelling. Taking this in account, the proposal accords with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the extension would result in a development in close proximity to the shared boundary with 7 Heol Bryn Padell, for a depth of 4.1m, with a maximum height of 3.5m and an eaves height of 2.5m. It is acknowledged that this could result in a degree of overbearing and loss of light to number 7. However, given the limited height of the extension, and its mono-pitched roof this impact would be somewhat mitigated. As such, it is not considered that the proposal would result in a harmful degree of overbearing impact or loss of light to this adjoining dwelling.

Given the single-storey nature of the development, and that no windows or doors are proposed in the northwest side elevation of the extension, it is not considered that it would have a harmful impact on number 7, in terms of overlooking or loss of privacy.

The extension would be set-back from the shared boundary with 3 Heol Bryn Padell by approximately 3.1m. Moreover, it would be sited behind an existing outbuilding, which is adjacent to the shared boundary with number 3. As the extension would not project beyond this outbuilding, it is not considered that the proposal would result in a harmful degree of overbearing impact, loss of light, overlooking or loss of privacy to number 3.

Finally, given its single-storey nature and limited length and height, it is not considered that the proposal would not have any harmful impact on the dwellings at Heol Bryn Man in terms of loss of light, loss of privacy or overbearing impact.

The access ramp and handrail would be installed in the front garden area of the property and, as such, would be visible in the front street scene. However, it would be installed at the existing level of the sloping garden, and the handrail would only be 0.8m in height. For these reasons, it is not considered that it would have a harmful impact on the appearance of the property, nor the character of the wider area. It is also noted that other dwellings in the street scene have installed hard surfaces to their front garden areas. Similarly, for these reasons, the ramp would not have any harmful impact on surrounding residents in terms of overbearing impact, loss of light, overlooking or loss of privacy.

Overall, while there is some concern that the development may lead to some limited impacts, between the application property and the adjoining dwelling, having considered the above and without any objections following the publicity exercise, the development is

deemed to be acceptable with respect to residential amenity and thus in compliance 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:

2841 DFG received 14th March 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.

3. The developer is advised to contact the County Borough Council's Head of Engineering regarding any retaining works or other works affecting the highway **BEFORE** construction works commence.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

11/4/22