

DELEGATED REPORT

Application No:	P/22/0058
Site Address:	2A Winchfawr Heolgerrig Merthyr Tydfil CF48 1RD
Development:	Single storey, flat roof extension to front of dwelling
Case Officer:	Rebecca Owens
Site Visit:	15th March 2022
Application Expiry Date:	5th May 2022
Consultation reply date expired:	6th April 2022

APPLICATION SITE

The application relates to a semi-detached dwelling located in a semi-rural area within the settlement boundary. The site is bounded by another residential dwelling to the north, a track serving another dwelling to the south and west and a highway to the east.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey, flat roof extension to the front of the dwelling. The extension would have a rectangular footprint, 4m in depth by 5.8m in width providing an entrance hall and kitchen. However, these separate rooms would have different roofs. The part of the extension serving the entrance hall would have a flat rubber roof which overhangs the front elevation by 0.5m and the side elevation by 0.3m. This would be 2.4m in height. The roof over the kitchen would also be a flat rubber roof but this would be 2.5m in height with a parapet that would be 2.75m in height (an additional 0.25m above the roof). It would also feature copper aluminium coping and a large central roof lantern 2m by 1m and projecting 0.5m above the roof. The front elevation of the extension would include a front entrance door with glazed side panel and two windows, the northern elevation would feature bi-folding doors and the southern elevation would also feature a window. The front and northern side elevations would be finished with timber cladding and the southern elevation would be finished with render. The plans also indicate that an existing ground floor window in the front elevation (to the side of the proposed extension) would be replaced with French doors

In addition to the extension, the plans include other minor alterations to the front of the property that include areas of new paving to the front of the dwelling and around the proposed extension, a slight reconfiguration of the driveway, a new planting bed and the reduction in the size of a existing raised planting bed (which would require retaining works).

PLANNING HISTORY

The relevant planning history is summarised below:

- P/16/0299 Retention and completion of outbuilding/store on associated raised platform containing paving and planting beds
Granted planning permission subject to conditions on 12 December 2016
- P/04/0009 Erection of retaining wall
Granted planning permission on 11 February 2004

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 and a site notice was displayed within the vicinity of the site.

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 proposal is for a front extension to the dwelling, which it is recognised would not normally be supported given their more prominent siting and tendency to have a more substantial impact on the character and appearance of both the dwelling itself and the wider streetscene. However, the application site is located in a semi-rural location where dwellings are more sporadically sited and where there is a mixture of housing designs and materials. As such, there is no distinctive street character or building line. Whilst the property is semi-detached, the pair of dwellings have not been designed to be symmetrical

and as such the introduction of a front extension would not visually unbalance properties. Indeed, it is noted that the adjoining dwelling features a rather unsympathetic single storey front annexe/conservatory. It is also recognised that this dwelling has very limited rear curtilage in which to extend and the front garden serves as the main external amenity space with associated outbuildings/structures, including a large store erected adjacent to the front boundary which partially obscures the front elevation from the public highway. Recognising this, and taking into account the fact that the character of the dwelling itself and the neighbouring property has been eroded by unsympathetic alterations and similarly, that the character of the wider area has been affected by other developments, it is not considered that in this instance the proposal should be refused on visual amenity grounds.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is noted that the application site is adjoined by a dwelling to the north known as 2 Winchfawr. As the proposed extension would be sited at least 3.8m from the shared boundary with this property and would be at its highest 2.75m, it is not considered that it would have an overbearing impact or result in any harmful overshadowing or loss of light. It is noted that the extension features bi-folding doors in its northern facing elevation which would look directly towards 2 Winchfawr and that this property has windows in its southern elevation. It is acknowledged that there would be just 6.3m between these windows and that the current boundary treatment is low enough to allow views between the two properties. However, given that the extension is single storey and views could therefore be suitably overcome with a standard height boundary treatment, and on the basis that no objections have been received following the publicity exercise, it is not considered that the impact would be harmful enough to warrant the refusal of the application on the grounds of overlooking and loss of privacy.

Thus having regard to the above, the proposal is deemed to be acceptable with respect to visual and residential amenity and in accord 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: Survey as existing and proposed information for new single storey extension, Drawing Number: WF/777-001, Received on 10 March 202

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

3. **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 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.

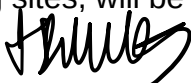
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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



Head of Town Planning

DATE:

12/4/22

