

DELEGATED REPORT

Application No:	P/23/0042
Site Address:	3 Bedw Road Bedlinog Treharris CF46 6TU
Development:	Two storey rear extension
Case Officer:	Rebecca Owens
Site Visit:	21st February 2023
Application Expiry Date:	17th April 2023
Consultation reply date expired:	15th March 2023

APPLICATION SITE

The application relates to a mid-terraced dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, a lane to the rear, and other dwellings on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a two storey rear extension. The extension would be 4.63m in width by 3m in depth and would have a pitched roof with a ridge height of 6.25m. The rear elevation of the extension would feature French doors and a window and ground floor (serving a kitchen and bathroom respectively) and two first floor windows (serving a bedroom and shower room)

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Bedlinog and Trelewis Community Council	No objection
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PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring dwellings.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

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

There are a variety of rear annexes and extensions visible within the rear street scene and these vary in their design and scale with both single storey and two storey extensions present. The proposed two storey extension is of an acceptable design and appropriate scale within this context, it would not represent an incongruous addition to the property or wider area. However, it is noted that no external finishes have been provided and as such it is recommended that condition relating to these is imposed on any permission granted to ensure that they are in keeping. With the inclusion of this condition the proposal would not harm the character of the dwelling itself or indeed the area in general and accordingly would comply with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the amenities of the neighbouring occupants. In this respect, it is noted that the proposed extension would be erected in close proximity to the dwellings on either side, namely 2 Bedw Road to the west and 4 Bedw Road to the east. Whilst it is recognised that 2 Bedw Road occupies a lower level than the application site, given that this property already benefits from a single storey rear annexe which is adjacent to the shared boundary, it is not considered that the development would have an overbearing impact. Whilst it may result in some loss of light to the first floor window of 2 Bedw road which is closest to it, given its modest depth and siting to the east of this dwelling, it is not considered that this would be harmful enough to warrant the refusal of the application. Given that 4 Bedw Road is at a higher level than the application site, the extension would be less impactful of this property. This dwelling also benefits from a single storey annexe adjacent to the boundary of the application site which again would reduce any potential overbearing impact. In addition, whilst there may also be some loss of light to its nearest first floor window, it is not considered that it would be to a sufficient degree to be detrimental. Finally, the extension would feature first floor windows which would allow for views across the neighbouring gardens, but this is typical of the overlooking which is commonly found between terraced properties and would not be significant greater than that which already exists. The property to the rear of the site which is located on the other side of the lane is also a sufficient distance from these windows to prevent any unacceptable loss of privacy. Thus having regard to the above and noting that no objections were received following the publicity exercise, the proposal is found to be acceptable in terms of residential amenity and in accord with Policy SW11.

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:**

CONDITIONS/REASONS:

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: Proposed Floor Plans, Drawing Number: PL06, Received on 20 February 2023.

Drawing Title: Proposed Elevations, Drawing Number: PL07 Rev A, Received on 20 February 2023.

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

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

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. 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.

4. 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

24/3/23