

DELEGATED REPORT

Application No:	P/22/0302
Site Address:	6 Edwards Terrace Bedlinog Treharris CF46 6RN
Development:	Construct two-storey and single storey rear extensions
Case Officer:	Marlene Ferreira
Site Visit:	1st December 2022
Application Expiry Date:	11th January 2023
Consultation reply date expired:	12th December 2022

APPLICATION SITE

The application site relates to a mid-terraced dwelling, 6 Edwards Terrace, in the area of Bedlinog. The property lies in a street of terraced properties, some of which, like the application site, have been extended to the rear by means of single storey and/or two storey extensions. The garden at the rear of the property, like others along this street, is elevated and accessed by a set of steps off the rear patio area. The property is not served by on-site parking but on-street parking is available along the front highway.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing single storey rear extension and outhouse and construct a two-storey rear extension.

At ground floor, the proposed extension would measure 4.7 metres wide and 4.65 metres deep. At first floor it would measure 3.4 metres wide and 2.755 metres deep. It's ridge height would be 6.5 metres. An extended kitchen/dining area would be provided at ground floor and a bathroom at first floor (with an additional bedroom in the main dwelling). It would be finished with concrete roof tiles, rendered elevations and UPVc windows.

PLANNING HISTORY

P/01/0198 – Two storey extension – Approved: 29th June 2001

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining occupiers. No letters of representations have been received as a result of this exercise.

POLICY CONTEXT

National Development Framework

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

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

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 extension, in terms of its siting, scale and design, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the street scene. The impact upon residential amenity and highway safety are also important considerations.

Character and Appearance

The proposed two storey extension would be sited to the rear of the dwelling. As such, it would not be viewed in context with the dwelling's primary frontage and would therefore not disturb the character and appearance of the existing street scene.

Whilst the extension would be 4.65 metres deep, this would only be at ground floor with the first floor only measuring 2.755 metres. As such, the bulk of the two-storey extension would be broken up by single storey elements to the rear and to the side. It's ridge height would also be significantly lower than the ridge height of the original dwelling and its eaves height would not exceed 5 metres. Furthermore, it would be constructed in matching materials and finishes to the existing dwelling. As such, the proposal would be a proportionate and sympathetic form of development which would reflect other rear two-

storey extensions to the rear of the neighbouring properties. It would therefore not detract from the character and appearance of the existing dwelling or the rear street scene and would accord with LDP Policy SW11.

Residential Amenity

The existing property adjoins boundaries with 5 and 7 Edwards Terrace and these are the neighbouring properties most likely to be affected by this proposal.

In respect of 5 Edwards Terrace, located to southeast, the two-storey development would extend alongside the boundary with this neighbouring property and project a total of 2.755 metres. This would not be substantial and its projection would be similar to that of other existing two-storey rear extensions along this terraced row. Its eaves height would not exceed 5 metres in height and its pitched roof design would slope away from this neighbouring property. In addition, given the neighbouring property's siting to the southeast, any loss of light resulting from this extension into the neighbour's rear garden/patio area would be minimal. The absence of any side windows would also prevent any direct overlooking. The single storey element of the extension would, given its height and depth, have minimal impact on this neighbouring property. It is therefore considered that the proposed extension would not result in an overbearing form of development, nor would it cause any significant loss of light or loss of privacy to these neighbouring occupiers. It should also be noted that neighbouring properties were consulted, and no letters of representation were received.

In respect of 7 Edwards Terrace, located to the northwest, the single storey element of the extension would run alongside the boundary with this neighbouring property, projecting approximately 2.755 metres from the rear wall of the original property. As such, given its scale, it would not have an overbearing, loss of light or loss of privacy impact upon these neighbouring properties. With regards to the two-storey element, this would be set back from the boundary by approximately 1.46 metres, which combined with the roof design of the extension (sloping away from this neighbouring property), as well as its 5 metre eaves height, would ensure that the proposal does not result in any significant overbearing impact upon these neighbouring occupiers. The absence of any side windows would also ensure that the proposal does not give rise to any significant and/or direct overlooking. Whilst some loss of light would result to the neighbouring rear garden due to the orientation of the application property and this neighbouring dwelling, this would not be significant and as such would not warrant the refusal of the application. It should also be noted that neighbouring properties were consulted, and no letters of representation were received.

The proposed development and its relationship with adjoining occupiers is therefore considered acceptable and would accord with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide additional living accommodation at ground floor and one additional bedroom at first floor. As such, it could increase the demand for on-site parking at the property. However, as stated above, the property is currently served by on-street parking. The on-street parking is unrestricted and there is other on-street parking available in other nearby streets. As such, the proposed development would not be considered to have a significant or adverse impact upon parking provision or highway safety and would therefore comply with LDP Policy SW11.

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:

- Proposed Plans, Drawing no: 298-103, received: 16th November 2022
- Proposed Elevations, Drawing no: 298-104, received: 16th November 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

22/12/22