

DELEGATED REPORT

Application No:	P/22/0316
Site Address:	2 Berry Square Dowlais Merthyr Tydfil CF48 3AL
Development:	Construct two storey rear extension and bike store
Case Officer:	Marlene Ferreira
Site Visit:	22nd December 2022
Application Expiry Date:	31st January 2023
Consultation reply date expired:	29th December 2022

APPLICATION SITE

The application site relates to a semi-detached dwelling, 2 Berry Square, in the area of Dowlais. The property lies in a street of detached, semi-detached and terraced brickwork properties, some of which appear to have been extended to the rear. The street slopes down gently from the east to the west. A driveway area is provided along the front/side of the dwelling.

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 construct a two-storey extension and single storey garage/store to the rear of the property.

The proposed double gable rear extension would measure 7.68 metres in width, 3.13 metres in depth, with a 6.55 metre ridge height. It would provide a dining area and WC at ground floor and larger 1st and 2nd bedrooms at first floor. The flat roof garage/store would measure 2.37 metres in width, 3.18 metres deep, with a 2.8 metre height.

PLANNING HISTORY

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

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, design and scale, 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.

Although the proposal seeks to extend to the full width of the rear elevation, it would only project a total of 3.13 metres in depth. The double gable roof design, given the width of the proposed extension, would be the most suitable solution in this instance. It is also noted that the ridge height of the rear extension would meet the ridge height of the original property. Normally, it would be requested that the ridge be lowered so that it sits below the ridge height of the main dwelling. However, this would be viewed against the neighbouring adjoining semi-detached property, which has a higher ridge height and as such would not

appear out of context. It would therefore be considered acceptable in this instance. Furthermore, the proposal would be conditioned so that it is constructed in matching materials and finishes to the existing dwelling.

In respect of the proposed garage/store, this addition would be visible within the street scene. However, as a single storey structure, set back approximately 5 metres from the front of the dwelling and which would be conditioned to be finished in matching materials to the existing dwelling, it would not be deemed to have any significant adverse impact on the dwelling or dominate its appearance. As such, the proposed garage/store would also be considered acceptable.

The proposal would amount to an acceptable form of development which would not detract from the character or appearance of the existing dwelling or the wider street scene and would therefore accord with LDP Policy SW11.

Residential Amenity

The existing dwelling adjoins the boundaries with 1 and 3 Berry Square. These are the neighbouring properties most likely to be affected by this proposal.

In respect of 1 Berry Square, the adjoining semi-detached property to the east, the proposed extension would run alongside the side wall of this property (since this neighbouring dwelling projects further to the rear than the application property). The proposed two storey extension would align with the neighbour's rear elevation and would not project any further to the rear. As such, the two storey development, given its siting and relationship with this neighbouring property, would not have any overbearing impact or cause any significant loss of light to these neighbouring occupiers. It should also be noted that no letters of representation have been received as a result of the consultation exercise undertaken.

In respect of 3 Berry Square, the detached dwelling located to the west, the proposed two storey extension would be located approximately 2.7 metres from the dividing boundary with this neighbouring dwelling and would not have any side facing windows. This, combined with the proposed depth and pitched roof design (which would slope away from neighbouring dwellings and would not exceed 4.7 metre eaves height), would ensure that the proposal would not have an overbearing, loss of light or loss of privacy impact upon these neighbouring occupiers. Whilst the proposed garage/store would sit alongside the boundary with this property, as a single storey structure, it would not have an overbearing impact or cause any significant loss of light or loss of privacy to the amenities of these neighbouring occupiers. It should also be noted that no letters of representation have been received as a result of the consultation exercise undertaken.

The proposed development and its relationship with adjoining occupiers therefore complies with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide additional living accommodation at ground floor and larger bedrooms at first floor. As such, it would not increase the demand for on-site parking at the property. However, as stated above, the property is served by a driveway area to the front/side of the dwelling. Additional unrestricted on-street parking is available along the front highway. The proposed development would therefore not have

any adverse impact upon parking provision or highway safety and would accord 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:

- Drawing no: SD779-03D, received: 6th December 2022
- Drawing no: SD779-04, received: 6th December 2022

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 and garage/store shall match those used in the existing dwelling.

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. 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.

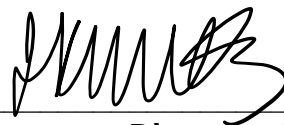
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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:

9/1/23