

DELEGATED REPORT

Application No:	P/22/0219
Site Address:	6 Chapel Street Troedyrhiw Merthyr Tydfil CF48 4ND
Development:	First Floor rear extension
Case Officer:	Nia Chard
Application Expiry Date:	14th October 2022
Consultation reply date expired:	13th September 2022

APPLICATION SITE

This application relates to an end terrace property located in a mainly residential area. The site is bounded by dwellings on either side, a highway to the front and the Trevithick Trail to the rear. The profile of the site is such that the rear garden occupies a higher level than the dwelling itself.

PROPOSED DEVELOPMENT

Full planning permission is sought for the construction of a first-floor rear extension on top of an existing single storey extension.

The proposed extension would measure 5.6m wide, 3.1m deep and a maximum height of 6.6m, incorporating a pitch roof, which would be below the ridgeline of the main property. The rear elevation would contain two windows at first floor level, these would serve two bedrooms. The external walls of the extension would be finished in render and roof would be covered with concrete roof tiles to match the existing roof.

PLANNING HISTORY

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

CONSULTATION

None undertaken.

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

Supplementary Planning Guidance (SPG) Note No. 6 – Household Design Guide

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 the 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 property. It would be proportionate to the existing dwelling in terms of scale and its pitched roof would be set below the ridge of the existing house. The proposed extension would therefore result in a sympathetic form of development, as such, it would not harm the character or visual amenities of the dwelling itself or the wider street area. It would therefore be in accordance with policy SW11 of the LDP and the aforementioned SPG.

Regard has been had for the impact of the proposal on the residential amenities of the neighbouring properties. In this respect, it is noted that the extension would result in a two-storey development in close proximity to the shared boundary with 7 Chapel Street. This property has an existing single storey rear extension alongside which, the proposed extension would be erected. As such it is not deemed that the extension would have an overbearing impact on this property and whilst there may be some overshadowing and loss of light to the first-floor window, this would not be to an unacceptable degree. It is also noted that that no representations were received following the publicity exercise. The proposed development would therefore be acceptable in respect of its impact on the privacy and amenities of nearby residents and would comply 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

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 Block Plan, Floor Plans and Elevations, Drawing No. CHAPEL 6 01,
Received 18 August 2022
Site Location Plan, Received 18 August 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.

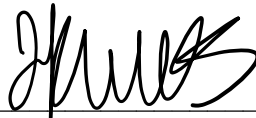
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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:

16/09/22