

DELEGATED REPORT

Application No: P/21/0165

Site Address: 25 Urban Street
Penydarren
Merthyr Tydfil
CF47 9PJ

Development: Erection of single storey side and rear extensions

Case Officer: David James

Site Visit: 7th June 2021

Application Expiry Date: 27th June 2021

Consultation reply date expired: 31st May 2021

APPLICATION SITE

The application site relates to a two-storey, end-of-terrace dwelling situated within a residential street in Penydarren. The majority of the property lies within the Council Street and Urban Street Conservation Area, however the attached garage and part of the side and rear garden are outside the Conservation Area. The property faces in a south-westerly direction onto the street, and has an attached garage on its northwest side elevation. It is bound by other dwellings to the southeast, a block of detached garages to the northwest, and a lane to the rear.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a single-storey side & rear extension with associated internal and external alterations. The proposed extension would project back from the existing attached garage, and attach to the existing rear extension.

The proposed extension would measure 3.2m wide, 3m deep and a maximum of 3.6m high, incorporating a mono-pitched roof, which would attach to the roof of the existing rear extension to form a symmetrical pitched roof. The extension would accommodate an extended kitchen and bathroom.

The extension would have bi-folding doors in its rear elevation, and two roof-lights in its roof. As a result of the proposal, a door in the side elevation of the existing rear extension would be removed, and three roof-lights would be inserted into its roof. The external finishes of the proposed extension would match the existing dwelling and extensions.

PLANNING HISTORY

There is no planning history relevant to the determination of 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 and a notice was displayed in the vicinity of the site.

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

Policy CW1 – The Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

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:

Urban 25 01A received 16th June 2021

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. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design
SPG 5 - Nature and Development
SPG 6 – Householder Design

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, wider street scene, and the adjoining Council Street and Urban Street Conservation Area. The impact on the amenity of neighbouring residents is also an important consideration.

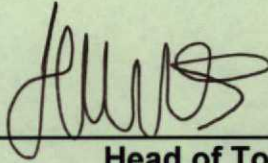
In terms of visual amenity, the proposed extension would be located to the rear of the dwelling, away from the street frontage and adjoining the existing attached garage and rear extension. As such, it would not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from the highway, nor would it have any harmful impact on the adjoining Conservation Area. It is acknowledged that it would be somewhat visible from the rear lane, and the highway to the northeast. However, the extension would be of modest scale, and would integrate with the dwelling's existing garage and extension. It is therefore considered to be of an acceptable design and its scale would not appear out of proportion with the main dwelling. Furthermore, a condition, attached to any permission granted, could ensure that the external finishing materials would match the existing extension. Taking this into account, the proposal is found to be in accord with Policy SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the extension would be positioned on the dwellings northwest side, which does not adjoin any other dwellings. Its position, along with its modest scale and integration with the existing dwelling, would mitigate the impact of the proposal on any surrounding dwellings. As such, the proposal would not result in any harmful impact in terms of overbearing, overshadowing and loss of light, or loss of privacy.

Having considered the above and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance with policies SW11 and CW1 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.

RECOMMENDATION ENDORSED

A handwritten signature in black ink, appearing to be 'J. W. S.', written over a horizontal line.

Head of Town Planning

DATE:

23/6/21