

DELEGATED REPORT

Application No: P/21/0180

Site Address: 20A Winchfawr
Heolgerrig
Merthyr Tydfil
CF48 1RD

Development: First floor rear extension with alterations

Case Officer: Rebecca Owens

Site Visit: 27th May 2021

Application Expiry Date: 14th July 2021

Consultation reply date expired: 10th June 2021

APPLICATION SITE

The application relates to an end of terraced dwelling located in a semi-rural location on the outskirts of the settlement boundary. The site is bound by a highway to the front and lane to one side, another dwelling to the other side and land to the rear. The rear garden of the site comprises of a lower level on which the dwelling is erected and a higher garden level.

PROPOSED DEVELOPMENT

Full planning permission is sought for a first floor rear extension which would be erected above an existing single storey rear annexe. The proposed extension would be the same depth and width as the annexe (3.2m by 5.54m respectively) and would have a pitched roof with a ridge height of 6.2m. The roof of the extension would be covered with slates to match the main roof and the external walls would have a rendered finish to match the existing walls. The extension would feature two first floor windows in its rear elevation which would serve a bedroom.

PLANNING HISTORY

The relevant planning history is summarised below:

P/00/0164 Single storey extension
 Granted planning permission subject to condition on 31 May 2000

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties and two site notices were displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

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

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

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

The proposed extension is of an acceptable design and scale, which would represent a sympathetic addition to the dwelling. It would also be finished in materials which would match the existing dwelling which would ensure it does not appear incongruous. It is also noted that there are a number of additions visible in the rear street scene of this small terrace row, which include two storey annexes of varying appearance and thus the proposal would not be out of place within this context.

The impact of the proposal on the residential amenity of neighbouring occupants has also been considered. In this respect, it is noted that the site is directly adjoined by a dwelling to the south east known as 21 Winchfawr. This property already benefits from a two storey rear extension which has been erected hard on the shared boundary line and the proposed extension would be set in from this boundary by approximately 1.54m. Given this arrangement and the proposed extension's relatively modest scale (depth of 3.2m and eaves height of 4.9m) it is not considered that it would have an overbearing impact on 21 Winchfawr or result in any unacceptable overshadowing to its garden. It is noted that the rear annexe of 21 Winchfawr has a first floor window in its flank elevation which looks directly over the application site. The proposed extension would be erected alongside this window (albeit set into the site by 1.54m). This would impact on the light that this window currently enjoys but the set back and modest eaves height would still allow some light to this room and thus the loss of light is not considered to be to an extent as to warrant the refusal of the planning application. In this respect it is also noted that no representations have been received following the publicity exercise. The proposal would include two first floor windows which would allow for views across the rear garden of 21 Winchfawr. It is acknowledged that at present there are no first floor windows in the rear of the property. However views from these would not be significantly greater than those from the existing rear windows of 22 Winchfawr and would be typical of the level of overlooking to be expected between terraced properties. The first floor windows would also allow for some views towards the property to the north west of the site known as 20 Winchfawr. However, views to this property's windows and garden would be at an angle and as such, no concerns are raised in this respect. Similarly, the property to the rear of the site (4

Winchfawr) would be a sufficient distance to avoid any unacceptable degree of overlooking to its garden or windows.

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: Existing and proposed plans & elevations, Drawing Number:
Winchfawr 20A 01, Received on 19 May 2021

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

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.

3. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

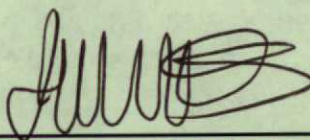
Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

21/6/2