

DELEGATED REPORT

Application No:	P/24/0287
Site Address:	9 The Hawthorns Pant CF48 2EJ
Development:	single storey rear extension
Case Officer:	Rebecca Owens
Site Visit:	13th January 2025
Application Expiry Date:	17th February 2025
Consultation reply date expired:	27th January 2025

APPLICATION SITE

The application relates to a large detached dwelling located within the settlement boundary. The site is bound by a highway to the front and other properties to the sides and rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension. This would span across the whole main rear elevation of the property (14.3m in width) and would largely project out a distance of 2m with a mono-pitched roof 3.37m in height. In addition to this there would be an off centre gable projection which would be 4.65m in width, projecting out 6m from the rear elevation and with a ridge height of 4.36m. The external elevations of the extension would be finished in painted render and the roof would be covered with Marley Ludlow smooth tiles to match the existing roof. In order to accommodate the gable roof of the extension an existing first floor window would be blocked up. The plans also illustrate a bird nesting box on the northern elevation and a bat box on the southern elevation.

PLANNING HISTORY

The relevant planning history is summarised below:

P/97/0026	Provision of two storey side extension incorporating double garage and gym with playroom over Granted planning permission on 7 March 1997
P/01/0131	First floor extension Granted planning permission on 4 June 2021
P/06/0205	First floor extension and single storey extension

Granted planning permission on 12 June 2006

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 neighbouring properties.

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 12, February 2024)

Local Planning Policies

Policy SW11: Sustainable design and placemaking 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 considered to be of an appropriate design and scale which would represent a proportionate and sympathetic addition to the rear of the property. As such no concerns are raised with respect to the impact of the development on the character and visual amenities of either the dwelling itself or the area in general. As such the proposal would be in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenity of the neighbouring residents. In this respect it is recognised that the extension would be relatively close to the boundary with 7 The Hawthorns. However, given that the part of the extension adjacent to this boundary would be just 2m in depth and 3.37m high it is not considered that it would have any adverse overheating impact or result in any unacceptable overshadowing or loss of light. Whilst the extension does include side and rear windows, having regard to the distance of these from the neighbouring properties and noting that they would be at ground floor level, no concerns are raised in terms of overlooking or loss of privacy. It is also highlighted that no representations were received

following the publicity exercise. The proposal is therefore found to be acceptable in terms of its impact on residential amenity and compliant with Policy SW11 of the LDP.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, a brief statement has been included on the submitted drawings. Due to the scale and nature of the development, which only includes a modest extension to the dwelling, this is deemed to be appropriate. In addition, the ecological enhancement suggested (bird and bat boxes and a hedgehog house) can be secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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 Title: Site plan, Drawing Number: 4010-05 Rev. A, Received 23 December 2024

Drawing Title: Proposed ground floor plan, Drawing Number: 4010-06 Rev. B, Received 23 December 2024

Drawing Title: Proposed first floor plan, Drawing Number: 4010-07 Rev. B, Received 23 December 2024

Drawing Title: Proposed Elevations, Drawing Number: 4010-08 Rev. B, Received 23 December 2024

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

3. **BEFORE WORKS COMMENCE ON SITE** the biodiversity enhancements (bat box, bird box and hedgehog house) illustrated on drawing number 4010-08 Rev. B shall be provided. These shall be retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil 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.

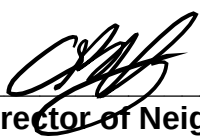
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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: 28.01.2025