

DELEGATED REPORT

Application No: P/21/0311

Site Address: 6 Maestaf Street
Pentrebach
Merthyr Tydfil
CF48 4BZ

Development: Erect rear single story extension

Case Officer: Marlene Ferreira

Site Visit: 28th September 2021

Application Expiry Date: 28th October 2021

Consultation reply date expired: 27th September 2021

APPLICATION SITE

The application site relates to a mid-terraced dwelling, 6 Maestaf Street, in Pentrebach. The dwelling is served by a rear garden area to the southeast. External access into the rear garden is also provided via the rear lane which runs along the back of the property. Parking is provided off-site, along the front highway.

The dwelling was previously extended by means of a rear flat roof extension, which formerly provided a ground floor bathroom. It was noted during the site visit that this extension was recently demolished.

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 build a rear extension to provide a ground floor bathroom. The extension would measure 2.45 metres wide, 3.35 metres deep and 4.1 metres in height. It would be finished with concrete roof tiles, rendered elevations and UPVc windows.

PLANNING HISTORY

The council's records do not show any other recent planning history relevant to the assessment of this application.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to nearby occupiers. No letters of representation have been received as a result of this publicity 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 would be acceptable with regards to its impact upon the character and appearance of the dwelling and the wider street scene, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed extension, as a result of its siting at the rear of the property, its single storey height and its modest scale, would amount to a sympathetic addition to the dwelling. The external materials of the extension would also match those that already exist on the property. Indeed, the proposed extension would be very similar in scale, design and finishes to the existing adjoining extension at the rear of 7 Maestaf Street.

The proposal would therefore result in a proportionate addition which would not detract from the character or appearance of the dwelling or the wider street scene and would accord with LDP Policy SW11.

Residential Amenity

The extension would adjoin the dividing boundary with 7 Maestaf Street and as such, this is the neighbouring property most likely to be impacted by this proposal. The proposed extension would therefore adjoin the existing rear extension at this neighbouring property.

This combined with its single storey height, would ensure that the extension does not have an overbearing, loss of light or loss of privacy impact upon these neighbouring occupiers. Whilst it is noted that a new window would be sited on the side elevation facing 5 Maestaf Street, this is a single storey extension, located approximately 2.8 metres from this neighbouring dividing boundary and largely screened by the existing single storey extension adjoining this neighbouring boundary. As such, the proposal would not be considered to have an adverse impact upon the privacy or amenities of these adjoining occupiers. It should also be noted that no letters of representation have been received.

The relationship between the proposed development and these adjoining dwellings would therefore be acceptable and comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide a bathroom and as such, would not increase the demand for on-street parking. Thus, the proposal would not have any detrimental impact upon on-street parking provision or highway safety and would therefore comply 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:

- Project no: 9070, Drawing no: 02, received: 2nd September 2021

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.

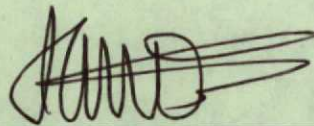
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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



Head of Town Planning

DATE:

18/10/21