

DELEGATED REPORT

Application No: P/21/0326

Site Address: 35 Park Place
Troedyrhiw
Merthyr Tydfil
CF48 4ET

Development: First floor rear extension

Case Officer: Rebecca Owens

Site Visit: 26th September 2021

Application Expiry Date: 9th November 2021

Consultation reply date expired: 12th October 2021

APPLICATION SITE

The application relates to a mid-terraced dwelling located in a mainly residential area. The site is bound by dwellings on either side, a highway to the front and a lane to the rear. The rear garden of the property slopes upwards to the rear with a number of terraced levels.

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 4m in depth by 4.62m in width and would have a pitched roof with a maximum height of 6.5m. It would feature two windows in its rear elevation, which would serve a bedroom and ensuite. The external walls of the extension would be finished with render to match the existing dwelling and the roof would be covered with concrete tiles to match the main roof.

PLANNING HISTORY

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

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 a site notice was 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

Within the rear streetscene of the application site, there are a number of examples of rear additions including other two storey extensions that vary in terms of their size and appearance. The proposed extension is considered to be of an acceptable design and scale, which would represent a sympathetic addition to the property and thus would not harm its character or indeed the visual amenities of the area in general. As such, the proposal would accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenity of neighbouring occupants. In this respect, it is noted that the extension would be erected in close proximity to the side boundaries which are shared with 34 and 36 Park Place. 34 Park Place has a single storey rear annexe of a similar depth to the proposed extension and as such the proposal would not have an overbearing impact on this property. Moreover, whilst there may be some overshadowing to the first floor windows, as it is located to the north of the application site, this would not be significant and would only be for part of the day. Similarly, whilst the first floor windows may experience some loss of light, it is not considered that this would be to such an extent that would warrant the refusal of the application and it is noted that no representations were received following the publicity exercise. Likewise, given that 36 Park Place has an existing two storey extension alongside which the proposed extension would be erected, there would be no overbearing impact or significant overshadowing or loss of light to this property either. It is recognised that the proposal would feature first floor windows which would look over the gardens of the neighbouring properties. However, this arrangement is visible elsewhere within the rear street scene and it is not considered that the level of overlooking would be above that which is to be expected between terraced residential properties. Having regard to the above and with the absence of any representations following the publicity exercise the proposal is deemed to be acceptable in terms of residential amenity and thus complies 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:**

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 and section details, Drawing Number: PARK PLACE 35 01A, Received on 14 September 2021

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

INFORMATIVES

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property;
- or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

3. 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.

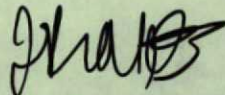
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

4. 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:

19/10/21