

DELEGATED REPORT

Application No: P/22/0034

Site Address: 33 Pritchard Street
Treharris
CF46 5HS

Development: Single Storey extension to rear

Case Officer: Nia Chard

Application Expiry Date: 6th April 2022

Consultation reply date expired: 10th March 2022

APPLICATION SITE

The application relates to a mid terrace dwelling situated within the residential area of Treharris. The property is located towards the middle of a steeply sloping street which falls in a south-easterly direction towards Forest Road. The site is bounded by the highway of Pritchard Street to the front, and other residential dwellings to the rear and on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a 'L' shaped single storey extension, which would be erected on the rear of the dwelling. The proposed extension would replace an existing smaller extension. It would be 4.5m in width, would have a maximum depth of 6m and would have a mono-pitched roof with a maximum height of 3.6m above ground level. The extension would have two windows in the rear elevation and a door on the side elevation.

PLANNING HISTORY

There is no relevant planning history that needs to be considered when determining this planning 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

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 EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

Supplementary Planning Guidance (SPG) Note No. 6 – Householder Design

PLANNING CONSIDERATIONS

The proposed extension would be located to the rear of the dwelling, amongst other rear extensions serving the neighbouring properties within the street. It would therefore remain screened from the front scene and the nature of the proposal would respect its immediate context. The design, scale and finishes of the single storey rear extension are also considered to be acceptable. Thus, the proposed extension would relate sympathetically to the existing dwelling and the rear street scene and would comply with Policy SW11 of the LDP.

Regard has also been had for the impact of the extension on the residential amenities of neighbouring residents. The extension would be erected almost hard on the boundary with both neighbouring properties. However, the extension would only project past the existing single storey extension of the neighbouring property of 32 Pritchard Street by 1.4m and would be 3.6m in height. As such it would not have an overbearing impact or result in a significant overshadowing or loss of light or. With respect to 34 Pritchard Street the proposed extension would not project further than the extension currently in place. The proposal would therefore not result in any additional impact on the amenities of the occupants of this property. There are no windows proposed in the side elevations facing the neighbouring properties and as such there are no privacy concerns. Consequently, the proposal is found acceptable in terms of residential amenity and 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:

Proposed Plans and Elevations, Drawing No. 21.8.2, Received 9 February 2022
Proposed Block Plan, Received 9 February 2022
Site Location Plan, Received 9 February 2022

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. 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.

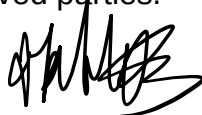
Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

3. 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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

11/4/22