

DELEGATED REPORT

Application No: P/22/0056

Site Address: 37 Millfield
Quakers Yard
Treharris
CF46 5LD

Development: Single storey extension to rear elevation

Case Officer: Nia Chard

Application Expiry Date: 2nd May 2022

Consultation reply date expired: 29th March 2022

APPLICATION SITE

This application relates to a detached dwelling known as 37 Millfield. The site is located in a mainly residential area and is within the settlement boundary. The property is located within a small cul-de-sac and is bounded by dwellings on either side and to the rear. The profile of the site is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission is sought to demolish an existing rear conservatory and construct a new single storey extension in its place. The proposed extension would be 3.3m in width and 4.4m in depth and would have a pitch roof with a maximum height of 3.2m. The extension would have French doors inserted into its southeast-facing elevation and large windows in the rear elevation and northwest-facing elevation. The roof of the extension would be covered with carbon grey artificial slate and the external walls would be finished in brick to match the existing dwelling.

PLANNING HISTORY

There is no relevant planning history, which needs to be taken into consideration when determining this 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. 4 – Householder Design

PLANNING CONSIDERATIONS

The application site relates to a residential dwelling located in a mainly residential area within the settlement boundaries. Accordingly, the principal of development is considered to be acceptable subject to compliance with other planning policies and material planning considerations.

The application relates to the demolition of an existing conservatory and for the erection of a new extension in its place. The extension would largely be of the same size and design as the existing conservatory and as such no concerns are raised in terms of its scale or general appearance.

Regard has also been had to the impact of the proposal on the residential amenities of the surrounding occupants. Given that the proposed extension would be of a similar size and design to the conservatory it would replace and would contain less glazing in its elevations, it is not considered that the proposal would result in any additional impact to the occupants of the neighbouring dwellings. Furthermore, no representations were received following the public exercise.

Having regard to the above considerations, the proposal is found to comply with Policy SW11 in terms of both visual and residential amenity.

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 Elevations, Drawing No. CN07-1257812/02, Received 7 March 2022
Proposed Floor Plan, Drawing No. CN07-1257812/03, Received 7 March 2022
Site Plan, Received 7 March 2022

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.

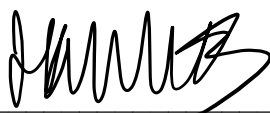
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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:

11/4/22