

DELEGATED REPORT

Application No:	P/23/0005
Site Address:	4 St Johns Close Cefn Coed Merthyr Tydfil CF48 2PE
Development:	First floor extension to side of dwelling
Case Officer:	Rebecca Owens
Site Visit:	23rd January 2023
Application Expiry Date:	8th March 2023
Consultation reply date expired:	2nd February 2023

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front and other dwellings to the sides and rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a first floor extension to the side of the dwelling. This would be erected partially above the existing integral garage but would be set back from its front elevation so it is in line with the main front elevation of the dwelling. The extension would be the same width as the garage (3.25m) but would span the full depth of the dwelling (7.63m). As such, it would project beyond the rear elevation of the garage creating an open sided, covered area below. This section of the extension would be supported by a corner pillar. The extension would have a pitched roof which would be of the same pitched as the main roof but with a slightly lower ridge height of 7.3m. It would feature windows in its front and rear elevations (serving a bedroom) and a roof light in the front and rear roof planes. A new roof light is also proposed in the front roof plane of the main roof.

PLANNING HISTORY

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

CONSULTATION

The following bodies were consulted and their responses are presented below:

Transport Welsh Government	No objection
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PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the 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 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

The proposed extension is considered to be of an acceptable design and scale. Whilst it is recognised that it would not be set back from the main front elevation, its lower ridge height and eaves give a subservient appearance and the materials can be conditioned to ensure that they match those of the existing dwelling. With the inclusion of this, the extension would be a sympathetic addition which would not be detrimental to the character or visual amenities of the dwelling itself or indeed the wider streetscene. It would therefore comply with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is noted that the extension would be erected off the western side elevation and as such would be adjacent to the dwelling known as 5 St Johns Close, which occupies a higher level than the application site. However, as the extension would be set off the shared boundary with 5 St Johns Close and would be opposite the flank elevation of the garage belonging to this property, it is not considered that it would have an overbearing impact or result in any harmful overshadowing or loss of light to the window and door in this elevation. It is noted that the extension would feature a first floor rear window which would allow for views across the rear garden of the dwelling but the degree of overlooking would be typical of that found between neighbouring dwellings and as such would not be considered as harmful. It is also noted that this window would look towards the dwelling bounding the rear of the site known as Aloha which has a conservatory in close proximity to the boundary. However, once again, it is not considered that the views from the extension would be more significant than those

from the existing rear windows and as such would not warrant refusal of the application on the grounds of loss of privacy or overlooking. Having regard to the above and noting that no objections were received following the publicity exercise the proposal is found to be acceptable in terms of its impact of residential amenity and thus accords 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:**

CONDITIONS/REASONS:

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: Proposed Plans, Drawing Number: SJ-03, Received on 11 January 2023

Drawing Title: Proposed Elevations, Drawing Number: SJ-04, Received on 11 January 2023

Drawing Title: Site Plans, Drawing Number: SJ-05, Received on 11 January 2023

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.

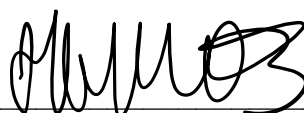
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

14/2/23