

DELEGATED REPORT

Application No: P/22/0258

Site Address: 27 Heol Y Glyn
Treharris
CF46 5RX

Development: First floor extension to side above existing single storey extension

Case Officer: Rebecca Owens

Site Visit: 3rd October 2022

Application Expiry Date: 16th November 2022

Consultation reply date expired: 24th October 2022

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, other dwellings on either side and undeveloped land to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for a first floor extension to the side of the dwelling which would be erected above an existing single storey annexe. This would provide an additional bedroom and ensuite. The proposed extension would be the same depth and width as the side annexe (8.8m by 5.78m respectively) and as such would be forward of the main front elevation of the property. Thus, the extension would be deeper than the main side elevation, projecting forward of this by 0.9m. The part of the extension in line with the main side elevation would have a roof which would be the same height (7.6m) and pitch as the main roof. The element which projects forward would be gabled off this with a lower ridge height of 7m. The extension would feature two windows in its front elevation which would serve the bedroom and a further two windows in its rear elevation, one serving the bedroom and the other the ensuite. The plans indicate that the extension would have a rendered front elevation, with brickwork to the side and rear and that the roof would be covered with tiles. It is also noted that plans include a render finish to the upper half of the front elevation of the existing two storey element of the dwelling which would cover the existing brickwork.

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

The application site is located in an area where there are dwellings of differing designs and scales. These are mainly two storey properties with a single storey element to the side and there are numerous examples of front gable features within the streetscene. In addition, it is noted that the roof lines generally step up in line with the gradient of the street. The application dwelling is currently two storey with a large single storey element to the northern side and is bound to the north by a bungalow and to the south by a two storey dwelling. It is acknowledged that the proposal would result in a marked change in the appearance of the application dwelling. The loss of the single storey side annexe, introduction of a front gable feature forward of the current main front elevation and greater step up in the height of the application property in relation to the bungalow which adjoins the northern side, would not necessarily represent a subservient addition to the property. However, on balance, the overall design and appearance of the dwelling as a result of the proposal is considered to be acceptable and it would not appear incongruous within the wider streetscene. Consequently, the proposal would not conflict with Policy SW11 of the LDP.

Regard has also been had for the impact of the extension on the residential amenities of the neighbouring occupants. In this respect the extension would only impact on the dwelling to the north known as 25 Heol Y Glyn. It is noted that at its closest point, the extension would be just over 0.7m from the boundary with this neighbouring property which is a bungalow and sited at a lower level than the application site. However, given that 25 Heol Y Glyn benefits from a rear annexe along the boundary line and has a blank flank elevation facing towards the site, alongside which the extension would be erected, the proposal would not have an overbearing impact or result in any harmful loss of light or overshadowing. In addition, no concerns are raised with regard to overlooking and loss of privacy given that any views from the rear windows would be angled across the roof of neighbours rear annexe and would not be any greater than typically found between residential dwellings. Having regard to the above and noting that no representations were received following the publicity exercise, the proposal is found to be acceptable in terms of residential amenity and in accord 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: MB-04 Rev. A, Received on 21 September 2022

Drawing Title: Proposed Plans, Drawing Number: MB-05 Rev. A, Received on 21 September 2022

Drawing Title: Proposed Site, Drawing Number: MB-06 Rev. A, Received on 21 September 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

25/10/22