

DELEGATED REPORT

Application No: P/20/0317

Site Address: 64 Beacon Heights
Swansea Road
Merthyr Tydfil
CF48 1NL

Development: Conservatory to rear of dwelling

Case Officer: Rebecca Owens

Site Visit: 18th January 2021

Application Expiry Date: 12th February 2021

Consultation reply date expired: 11th January 2021

APPLICATION SITE

The application relates to a detached dwelling located within a cul-de-sac in a mainly residential area. It is bound by other residential dwellings on either side, a highway to the front and walkway to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a conservatory to the rear of the dwelling. The proposed conservatory would be 3m in depth by 4m in width and would have a hipped roof with a ridge height of 3.2m. It would comprise of a dwarf wall with glazing above on all three sides and French doors in the north-west facing side elevation. The dwarf walls would be finished with buff brickwork to match the main dwelling and the roof would be of a solid grey composition with inset glass sections.

PLANNING HISTORY

The relevant planning history is detailed below:

- P/20/0283 Conversion of garage to living room (Certificate of Lawful Development)
Certificate of Lawful Development granted on 30 November 2020.
- P/18/0307 Discharge of condition 3 (drainage), 4 (sections), 5 (landscaping) and 12 (retaining walls) of planning permission P/16/0165 relating to a residential development
Conditions discharged on 20 November 2018
- P/16/0165 Erection of 4 detached dwellings and 10 semi detached dwellings and associated access road
Granted planning permission subject to conditions on 4 April 2017

P/09/0044 Erection of 4 detached dwellings and 10 semi detached dwellings and associated access road
Granted planning permission subject to conditions on 3 July 2009

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 adjoining properties.

One letter of objection was received following this publicity exercise. This objection was in relation to overlooking and loss of privacy with the objector concerned that the conservatory would allow for views directly into their living room.

Local ward councillors have been consulted and they wish the application to be determined under delegated power by the Chief Officer Planning and Neighbourhood Services.

POLICY CONTEXT

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

It is noted that an extension as proposed would normally constitute permitted development. However, the original planning permission relating to this housing development (detailed above) included a condition which removed these rights and thus necessitates an application for such developments to be fully considered.

The conservatory is deemed to be of an acceptable design and scale which would be in proportion with the existing dwelling and represent a sympathetic addition. As such, the proposal would not adversely impact on the character of the dwelling itself or the visual amenities of the wider area. The development is therefore in accord with Policy SW11 of the LDP

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding residents. In this respect it is noted that the conservatory would be sited a sufficient distance from the neighbouring properties to avoid any overbearing impact, overshadowing or loss of light. In addition, the north/northwest side would face towards the flank elevation of 63 Beacon Heights and the boundary fence between the two properties. As such, these windows would not have any notable impact on the privacy of this dwelling. It is acknowledged that a letter of objection has been received from 41 Harlech Drive (which adjoins the north eastern corner of the site) in relation to loss of privacy to the living room. However, this dwelling would be over 21m from the proposed

conservatory and as such the development in this respect is not deemed to be harmful enough to warrant the refusal of the application on such grounds.

It is also noted that there are properties to the east and south east of the site namely 43, 45, 47 and 49 Harlech Drive, which while not directly adjoining the site (due to a narrow walkway) are still in close proximity to the rear boundary. These are at a lower level than the application dwelling. In addition, due to the sloping nature of the rear garden, the rear boundary fence of the application site is at a similar lower level to these dwellings, thus allowing greater views over the top of the fence than would be the case if the site was level. Whilst the conservatory would not give rise to overlooking to the rear gardens of these dwellings or excessive views into the ground floor windows, there would be some views to the rear first floor windows. However, these are at least 15m from the proposed conservatory windows and are already overlooked from the rear garden and existing rear windows of the application dwelling. Having regard to this and the lack of any objections from the occupants of these properties, the impact is not deemed harmful enough to refuse the application. The development would therefore comply with Policy SW11 of the LDP in relation to its impact on 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:**

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: Existing & Proposed Views Part Plans, Drawing Number: 1J,
Received on 18th December 2020.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

25/1/21