

DELEGATED REPORT

Application No: P/20/0284

Site Address: 107 Lakeside Gardens
Gurnos
Merthyr Tydfil
CF48 1EW

Development: Proposed side and rear extension (to include a rear decked balcony area) and conversion of lower ground floor (amendments to P/19/0242)

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 28th January 2021

Consultation reply date expired: 15th December 2020

APPLICATION SITE

The application site relates to a detached property, 107 Lakeside Gardens, in the Gurnos area. The 'L' shaped dwelling is finished in part render and part red brickwork. It features a gable front projection and is single storey at the front and two storey at the rear. The rear garden/patio area is provided at lower ground level. An attached garage with driveway, located at just below ground level, is provided to the southern side of the property, since the street gently slopes downwards from the northwest to the southeast. The dwelling is well enclosed to the rear by existing trees, some of which are protected by Tree Preservation Orders (TPO), and other vegetation which exist alongside the Taf Fechan footpath (which runs along the rear of the dwelling and others along this street).

The properties in the street differ significantly in respect of their scale and design, varying from single storey to two-storey properties. However, the dwellings either side, in particular, the neighbouring property to the south, is of a similar design and appearance to the application dwelling.

The application site lies within the settlement boundary – Primary Growth Area as designated within the Merthyr Tydfil Replacement Local Development Plan 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing garage to the side of the property and construct a side extension and rear 'L' shaped extension. Part of the rear extension would provide a raised balcony/decked area. A similar development was recently granted planning permission under application P/19/0242.

The proposed side extension which seeks to provide an extended bedroom and an additional bedroom with en-suite, would measure 4.5 metres wide and 6.8 metres deep. The rear flat roof extension would project 3.15 metres from the rear elevation of the property and measure 8.5 metres in width. This rear flat roof extension would serve part of the extended bedroom (proposed in the side extension) and would also provide an extended living area. It would also include a (1.6 metre deep and 8.5 metre wide) balcony/decked area supported by steel posts 2.35 metres above the rear garden/patio level. Four roof lights are proposed on the tiled and flat roof of the extensions to serve the proposed bedrooms and bathrooms. At the front of the property the hipped roof extension would have a maximum height of 4.75 metres and at the rear of the property, the flat roof extension would have a maximum height of 5.14 metres. The extensions would be finished with timber cladded elevations, UPVc windows, aluminium bi-fold doors, concrete tiles and a flat rubber (EDPM) roof covering.

Other alterations include the alteration of a rear bedroom window at ground floor into patio doors with a Juliet balcony. Other alterations are proposed at lower ground floor, however these only relate to internal alterations or changes to the window/door openings, and as such do not require planning permission. The external finishes of the existing dwelling would also be altered to include timber cladding to the front gable elevation, which would not require planning permission, and as such, will not be considered under the assessment of this application.

PLANNING HISTORY

The following planning history is recent and relevant to this application site:

P/19/0242 - Proposed side extension, rear first floor covered balcony extension and other external alterations – Approved: 30th October 2019

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining occupiers. No letters of representations have been received as a result of this publicity exercise.

POLICY CONTEXT

Local Planning Policies

- Merthyr Tydfil Replacement Local Development Plan 2016-2031

SW4 - Settlement Boundaries

BW11- Sustainable Design and Place Making

- Supplementary Planning Guidance (SPG)

Supplementary Planning Guidance Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the 'L' shaped extension in terms of its siting, design and scale, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the wider street scene. The impact upon residential amenity and highway safety are also important considerations.

Character and Appearance

The proposed side extension would be the most prominent addition to the property since this would be visible from the front street scene. However, a large part of the side extension would be constructed in place of the existing garage, which is to be demolished as a result of this proposal. It would also have a similar roof design to the main property and would be set back over 7 metres from the front elevation of the dwelling. Whilst it is noted that the extension would be finished with timber clad elevations, instead of brickwork (which is predominant on the front elevation), this finish would not only break up the mass of the development, but would also provide a greater contrast with the brickwork, add interest to the property, and modernise its overall dated appearance. Indeed, the existing coloured stone to the top of the front gable will also be altered to include a timber clad finish (which could be carried out without planning permission), and as such, the finishes of the proposed extension would in fact match those of the existing dwelling. The proposed side extension would therefore not be viewed as a dominant or incongruous addition, but rather a proportionate and sympathetic extension, which would not detract from the character or appearance of the dwelling or that of the wider street scene. It would therefore comply with LDP Policy SW11.

The proposed flat roof elevated extension, which includes a balcony/decked area, would not be visible within the front street scene. Whilst flat roof extensions are generally resisted, the roof design of the existing dwelling and the difference in levels would make any other extension more difficult to construct. Indeed, its flat roof design, timber clad finishes and aluminium rear doors, clearly gives the extension a modern appearance and therefore ensures transparency between the existing dwelling and this later addition. It should also be noted that the tall trees and other vegetation beyond the rear garden/patio combined with its timber clad elevations, would reduce the prominence of this development when viewing the property from the Taf Fechan footpath. The proposed flat roof rear extension would therefore amount to a contemporary and sympathetic addition which would appear acceptable in this context and comply with LDP Policy SW11.

It should also be noted that the proposed alteration from a bedroom window to patio doors with Juliet balcony would also be acceptable and would not detract from the character and appearance of the dwelling. It would therefore comply with LDP Policy SW11.

Residential Amenity

The proposed side and rear extensions have been considered in respect of their impact upon the amenities of nearby occupiers, namely, 106 and 108 Lakeside Gardens.

In respect of 106 Lakeside Gardens, the proposed flat roof rear extension would extend beyond the rear elevation of this neighbouring property. However, it would be sited approximately 5 metres from the dividing boundary. As such, it would not result in an

overbearing development, nor would it cause loss of light to the rear garden of this neighbouring dwelling. The side facing windows to the north however, could potentially result in overlooking into the neighbouring garden of 106 Lakeside, and cause loss of privacy to these occupiers. Thus, the small window to serve the extended living area and the full height window to serve the balcony/decked area, which would be sited approximately 5 metres from the dividing boundary with this neighbouring dwelling (106 Lakeside), would be conditioned to be installed with obscure glazing. This would prevent any overlooking opportunities to the amenity area of these occupiers sited to the north. Whilst it is noted that an existing bedroom window, in close proximity to the dividing boundary with this property, would be altered to patio doors with a Juliet balcony, it should also be noted that the extent of overlooking from a window or Juliet balcony would be very similar and as such, the proposed patio doors with Juliet balcony would not be deemed to result in any loss of privacy to these neighbouring occupiers. It should also be noted that no letters of representation have been received in respect of this proposal from these neighbouring occupiers. The relationship between the proposed development and 106 Lakeside Gardens would therefore be acceptable and comply with LDP Policy SW11.

With regards to 108 Lakeside Gardens, the proposed side and rear extension would measure 9.95 metres in total depth and run alongside the dividing boundary with this neighbouring dwelling. However part of this extension would replace the existing garage and its ridge height would only be 5.3m, when viewed from this neighbouring property. In addition, the roof would be hipped and would therefore slope away from this neighbouring dwelling. As such, the proposed height and design of the extension would ensure that the proposal would not result in an overbearing development and would not significantly reduce loss of light to the side windows of this neighbouring dwelling. The extension would also include the elevated flat roof addition to the rear, which would extend beyond the rear elevation of this neighbouring property and continue to run alongside its boundary. This part of the extension would project 3.15 metres from the rear elevation of the existing application dwelling and would have a maximum height of 5.1 metres. Thus, whilst it would appear as a prominent addition from the neighbouring garden of 108 Lakeside Gardens, it would not result in a significant overbearing impact. Furthermore, there are no side facing windows and this arrangement would ensure that the proposal does not result in any significant loss of privacy to these occupiers. As such, the proposed 'L' shaped side and rear extension, given its scale and design, would not have a significant adverse impact upon the amenities of these occupiers, particularly since the neighbouring property lies to the south of the application dwelling and would therefore minimise any loss of light lost as a result of this proposal. It is also noted that no objections have been received from these neighbouring occupiers. The proposed development is therefore considered acceptable in this instance and would comply with LDP Policy SW11.

Parking and Highway Safety

The existing dwelling is a 4 bedroom property served by on-site parking by virtue of a garage and driveway. Whilst the proposal would not increase the number of bedrooms at the property, it would result in the loss of the garage. However, the driveway can accommodate at least 3 vehicles and additional on-street parking could be accommodated within the front highway. As such, the proposal would not significantly increase the demand for on-street car parking to the detriment of highway safety and would therefore comply with LDP Policy SW11.

CONCLUSION

The proposed development, for the reasons discussed above, is considered acceptable and should therefore be approved.

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:

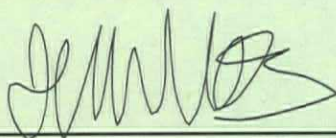
- Drawing no: 635.001B, received: 11th December 2020;
- Drawing no: 635.002C, received: 11th December 2020;
- Drawing no: 635.003B, received: 24th November 2020;

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

3. Before the development hereby permitted is brought into use, the two windows in the northern side elevation of the rear flat roof extension, shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority. The windows shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

27/1/21