

DELEGATED REPORT

Application No: P/20/0302

Site Address: 5 Manor Court
Edwardsville
Treharris
CF46 5NZ

Development: Rear dormer extension (to include an increase to the ridge height of the property)

Case Officer: Marlene Ferreira

Site Visit: 12th December 2020

Application Expiry Date: 2nd February 2021

Consultation reply date expired: 30th December 2020

APPLICATION SITE

The application site relates to a detached two storey dwelling, 5 Manor Court, located in a cul-de-sac street in Edwardsville. The dwelling is served by an open front garden area and an enclosed rear garden area. On-site parking is also provided via a driveway and detached garage (which also appears to serve the neighbouring dwelling, 7 Manor Court) located to the front of the dwelling. The site gently slopes down from the northeast side to the southwest side to follow the gradient of the cul-de-sac street and the application dwelling is therefore stepped and located at a lower level to the neighbouring property to the northeast. The site also slopes down from the front (southeast) to the rear (northwest).

The dwelling is located amongst other properties, some of which are of a similar scale and others a larger scale. However, they all appear to share similar features, characteristics and finishes. A few of the properties in the surrounding area appear to have been extended to the rear, via single storey extensions, however there does not appear to be any dormer extensions within the vicinity of the application site.

The application site lies within the settlement boundary, as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to increase the ridge height of the original dwelling by 300mm and construct a dormer to the rear of the property. The flat roof dormer would measure 5.7 metres wide, 4.7 metres deep and 2.3 metres in height and would be finished with Eternit Cedral cladded elevations and a felt flat roof cover. It would provide an additional bedroom with en-suite in the roof space.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site since the dwelling was originally granted planning permission.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

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

POLICY CONTEXT

National Planning Policy

- Planning Policy Wales (PPW) (Edition 10, December 2018)

Paragraph 3.9 refers to character and states that '*...the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement...*'

Paragraph 3.14 refers to context appraisal and states that these '*...should be used to determine the appropriateness of a development proposal in responding to its surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment...*'

- Technical Advice Note (TAN) 12: Design (2016)

TAN 12 provides, amongst other topics, advice on the definition of design and the design process. Paragraph 4.16 and 4.17 state that '*...achieving good design is the responsibility of all those involved in the design process...who should consider how each aspect of the design process meets the objectives of good design and responds to local context...*'

Local Planning Policies

- The Merthyr Tydfil Local Development Plan 2016-2031:

Policy SW4: Settlement Boundaries;
Policy SW11: Sustainable Design and Placemaking;

LDP Policy SW11 is the main primary consideration and points 1 to 3 are particularly relevant and state that new development should '*...be appropriate to its local context in*

terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density; integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape; and, not result in an unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design...'

- Supplementary Planning Guidance (SPG's)

Supplementary Planning Guidance (SPG) Note 6 – A Design Guide for Householder Development (September, 2015)

It is noted in the SPG that *'...any extension or alteration to your property should be sympathetic to its surroundings in terms of its scale, siting and appearance, to ensure it complements neighbouring properties and the wider street scene...'*

'...the size, shape and siting of an extension to your house must be of an appropriate height and form that is in keeping and subservient to the existing building and its setting...'

More specifically with regards to dormer extensions, the SPG states that careful consideration should be given to the siting and design of dormer windows to ensure that they are a sympathetic addition to the dwelling, particularly in terms of their size, roof style, fenestration and materials. It confirms that dormer windows should be *'...small, incorporating a pitched roof that reflects the style of the dwelling and be discretely located to the side or rear of the dwelling. Flat roof dormer windows will often appear too bulky, out of proportion and can make the dwelling appear top heavy...'*

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed increase to the height of the dwelling in association with the proposed rear dormer extension would be an acceptable form of development with regards its impact upon the character and appearance of the dwelling and the wider street scene. The impact upon residential amenity and parking and highway safety are also important considerations.

Character and Appearance

The dwelling is set back from the main highway through the estate, located in a small cul-de-sac, and sited alongside another detached dwelling of a similar scale and design. The dwelling, including its rear elevation, is well viewed from within the cul-de-sac and other residential areas nearby. Thus, the proposed development requires careful consideration within this context.

The proposed increase in the roof height and the erection of the dormer would enable the number of bedrooms in the property to increase by providing an additional bedroom (with en-suite) in the roof space. However, the dormer due to its design, size, and bulk would result in a top heavy, disproportionate and dominant addition which would significantly harm the character and appearance of the dwelling. The increase in height of the roof would only exacerbate this extremely harmful addition. As noted under SPG 6 - A Design Guide for Householder Development, dormer extensions should be sympathetic additions to the dwelling, particularly in terms of their size and roof style. Indeed, the guidance clearly states that flat roof dormers will often appear too bulky, out of proportion and can

make the dwelling appear top heavy. In addition, the development is proposed in a location where dormers are not prevalent. In this instance, the dormer would result in an incongruous and prominent form of development which would have a detrimental impact on the character and appearance of the existing dwelling and surrounding area. As such, the proposed development would be contrary to LDP Policy SW11 and SPG 6 - A Design Guide for Householder Development.

Residential Amenity

The proposed development would be sited adjacent to the neighbouring properties, 7 Manor Court and 39 Taff Vale Estate. It is these two dwellings which are most likely to be impacted by the proposal. However, the proposed relationship between the dwelling, as extended, and these neighbouring properties would be considered acceptable. Whilst it is noted that the rear dormer would result in the addition of two rear facing windows (one of which would serve the proposed en-suite), these windows, although capable of providing overlooking opportunities into the rear gardens of the neighbouring properties either side, would be sited at high level and the extent of overlooking would be similar to the rear facing windows at first floor, which already exist to the rear of the property. As such, the proposed dormer would not have an overlooking impact which would be significantly greater than the existing arrangement. Thus, the proposed development would be considered acceptable and would comply with LDP Policy SW11.

Parking and Highway Safety

Having considered the on-site parking facilities to the front of the dwelling which could accommodate three vehicles, as well as other un-restricted on-street parking within the nearby streets, the proposed development would not give rise to any significant highway safety issues. As such, the proposal would comply with LDP Policy SW11.

CONCLUSION

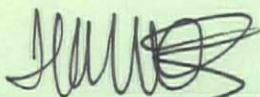
The proposal would have a detrimental impact on the character and appearance of the property and surrounding area and therefore does not accord with LDP Policy SW11 and SPG 6 - A Design Guide for Householder Development and accordingly the following recommendation is made.

In reaching the recommendation, the requirements of section 3 and 5 of the Wellbeing of Future Generations (Wales) Act 2015 have been taken into account. The recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Minister's well-being objective of supporting safe, cohesive and resilient communities.

RECOMMENDATION: BE REFUSED

1. The proposed development by virtue of its design, bulk and size would result in a prominent, disproportionate and unsympathetic form of development that would significantly harm the character and appearance of the dwelling and the surrounding area. As such the proposal is contrary to Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

RECOMMENDATION ENDORSED

A handwritten signature in black ink, appearing to be 'J. M. S.', written over a horizontal line.

Head of Town Planning

DATE:

29/1/21