

Local Authority
Merthyr Tydfil County Borough Council
Town Planning Division,
Merthyr Tydfil County Borough Council,
Unit 5,
Pentrebach,
CF48 4TQ

2nd September 2022– by Planning Portal only

Our Ref: VAR-2078

Dear Sirs,

RE: DEMOLITION OF THE EXISTING REAR AND SIDE SHELTERED LEAN-TO OUTBUILDING STRUCTURE(S). PROPOSED SINGLE STOREY REAR AND SIDE EXTENSION, CHANGES TO EXISTING FENESTRATION DESIGN WITH INSERTION OF WINDOW TO SIDE ELEVATION GROUND FLOOR. PROPOSED LOFT CONVERSION WITH DORMER EXTENSION AND INSERTION OF ROOF-LIGHTS TO FRONT ELEVATION, ALL WITH ASSOCIATED WORKS INCLUDING SETTING BACK OF GARDEN RETAINING WALL AT 43 ABERFAN ROAD, ABERFAN, CF48 4QL.

On behalf of our Client, please find attached herewith documentation in support of a householder planning application at the aforementioned property.

I have asked the applicant to make the requisite application fee of £230.00 directly to the council, which we trust is the correct council fee for this application.

Documents attached;

- A100- Existing floor plans and elevations
- A101- Proposed floor plans and elevations
- Site Location Plan
- Covering letter with supporting statement
- Completion of Householder Planning Application Form Online

Supporting Statement

Background

Planning permission is being sought for proposed alterations at the subject property. The proposals comprise the demolition of the existing rear and side sheltered lean to outbuilding structures. Proposed single storey rear and side extension with changes to the existing fenestration design and insertion of a window to the ground floor side elevation, proposed loft conversion with dormer extension and insertion of roof lights to the front elevation, all with associated external works including setting back of the garden retaining wall.

The property forms a two storey semi-detached dwelling within a spacious plot consisting of a modest forecourt and rear raised garden. The characteristics of the area and constraints of the applicable supplementary planning document pertinent to residential extensions have all influenced the design of the respective extension and alterations proposed. We feel the alterations would represent a proportionate and subordinate change that respects the host dwelling and that of the immediate surroundings.

The plans should be read in conjunction with this supporting statement which forms part of the planning submission

for determination.

The property is located within the Aberfan area of Merthyr Tydfil, and does not to reside within a defined Conservation Area.

Planning History

No previous planning applications on the property.

Analysis & Justification

The application site lies within a defined settlement boundary in an existing residential area. Our argument in support of the application shall be based upon adopted Local Planning Policies as set by Merthyr Tydfil County Borough Council and guidance contained in the adopted 'Guidance Note No.6- Householder design', Supplementary Planning Document (Local development plan 2016-2031).

We shall assess the proposals based upon pertinent planning considerations and key issues which typically form the basis of consideration in assessing the suitability of proposals of this nature. These would include;

- principle of use,
- form, scale and size;
- highways;
- overlooking/privacy to protect neighbouring amenity;
- appearance/materials
- sustainability
- trees/landscaping

Principle of use

The application in question proposes a domestic extension to an established C3 dwelling. As such, the application does not intend to change the use of the property, and therefore creates no concern in this respect.

Form, scale and size

- The single storey extension is located to the rear but is partially visible from the front principle elevation, the latter of which is not dissimilar to the existing situation.
- The size and scale of the single storey extension is considered to be sub-ordinate. The total height of the extension does not exceed permissible heights of permitted development (where applicable), and slopes down towards the side boundary to minimise any perceived negative affects to the neighbouring property. Please note that the proposed height along line of boundary is proposed at reduced height to that of the exiting outbuilding and therefore offers a betterment to the existing situation.
- We would also respectfully note that the form and footprint of the proposed extension is quite similar to that of the existing structures insitu.
- It is also considered that the new extension will visually enhance the front principle elevation as the extent of development visible from the public realm is considered to offer a betterment of the existing situation comprising multiple sloped roofs of alternate materials.
- In so far as concerns size and scale of the dormer extension, this structure in theory could be executed

under permitted development in the current designed form.

- The roof-lights proposed to the front elevation have been kept to a minimum but are required for natural light purposes. In order to respect the street scene these have been set symmetrically and are proposed to project no more than 150mm from the plane of the existing roof, as required under permitted development criteria.

Highways

No material change to situation.

Overlooking/ Privacy to protect neighbouring amenity

- The new window proposed to the side elevation of the existing proposed is to be un-openable and has a sill height of 1.7m from finished floor level. This was needed to introduce natural light into the lounge. With the addition of a 1.8m privacy screen to the side boundaries which can be executed under permitted development, this could overcome any additional concerns relating to overlooking and privacy and as such would permit a window installation without formal planning consent.
- Changes to the windows on the rear elevation are set in the same position as the existing established windows, but have been either enlarged, or reduced on the "X"/ "Y" axis. Again these changes can be made under permitted development.
- The proposed extension comprises new window/ door provisions, to the front and rear elevation, with direct views into the applicants' garden(s) to maintain natural surveillance.

Appearance/Materials

- The rear extension has been designed to comprise engineering brickwork up to damp proof level, with pebbledash render above to match that of the existing dwelling. This is to ensure that the extension is seen as a sympathetic alteration and matches the finishes of the existing dwelling.
- The fenestration is to comprise a mix of UPVC and aluminium for durability.
- The materials proposed for the dormer again would match existing.

Sustainability

The proposed works would be notifiable under the Building Regulations. As such, the proposed fabric would be required to adhere to minimum thermal requirements of Part L of the Regulations.

The scheme will consider and adopt the principle of sustainability, and those being the following in their respective order;

- Waste minimisation/ avoidance
- Reuse of materials
- Recycle
- And lastly disposal

Due consideration will be given to energy reduction and general environmental sustainability. Materials will also be sourced locally, therefore reducing the embodied energy as a result of this scheme.

Trees/Landscaping

- There are no trees which we believe would be impacted as a result of this development.
- The retaining wall to the rear garden is proposed to be set further back to allow for useable amenity at lower level directly outside the single storey extension. In order to maintain privacy to the occupants of property we are suggesting the addition of a 1.8m privacy screen on the side boundaries.

In conclusion, it would appear that the application, when viewed against adopted planning policy demonstrates that the proposals would satisfy pertinent planning considerations for domestic alterations of this nature. Small technicalities in the proposals have necessitated the need for formal planning consent in lieu of seeking a certificate of proposed lawful development. As such, we would therefore be grateful if the council could consider the above in their deliberations of the application.

Should any aspect of this application cause any initial concerns, then we would be grateful to be given an opportunity to discuss this matter prior to determination of the application.

I trust the above are satisfactory for the purposes of processing the application, though should you require any further information, then please don't hesitate to contact me.

Many thanks.

Yours Sincerely

For and on behalf of Varco Consultants Ltd

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