

M/1/22 A

DELEGATED REPORT

Application No: P/20/0237

Site Address: 21 St Donats Close
Castle Park
Swansea Road
Merthyr Tydfil
CF48 1JP

Development: Non-material amendment to P/20/0053 to alter the external finishes of the extension from render to render and brickwork

Case Officer: Marlene Ferreira

Application Expiry Date: 4th December 2020

APPLICATION SITE

The application site relates to a two-storey semi-detached dwelling, 21 St. Donats Close, located in a cul de sac street in Castle Park. A pedestrian path runs along the front of the property, however, the dwelling is mainly accessed from the rear given that the driveway is located within the rear garden, off St. Donats Close. A large front and side garden also serves the dwelling.

The property lies in a small close with other semi-detached properties, some of which have been extended to the front, side and rear, but all of which share similar characteristics and finishes.

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

PROPOSED DEVELOPMENT

This non-material amendment application seeks planning permission to alter the material finishes of the elevations of the single storey side extension approved under planning permission P/20/0053. Under the original application, the proposed extension was to be finished with rendered elevations to the front, side and rear. Under this non-material amendment application the proposed side extension is proposed to be finished with brickwork to the front and rear elevations and render to the side elevation.

PLANNING HISTORY

The following application is relevant to the consideration of this application:

P/20/0053 - Construct single storey extension to the side of the property – Approved: 2nd April 2020.

No other amendments have been considered since the approval of the original planning permission as noted above.

PUBLICITY AND CONSULTATION

This is an application under Section 96A of the Town and Country Planning Act 1990, thus the existing provisions relating to statutory consultation and publicity for planning applications are not relevant under this application.

POLICY CONTEXT

Section 96A of the Town and Country Planning Act 1990 (TCPA 1990) came into force in Wales on 1 September 2014. The provision in this section of the Act provides the mechanism to approve non-material amendments to an existing planning permission.

In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. The following tests are therefore relevant to the consideration of the application:

- (a) (i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,
(ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity;
- (b) would the interests of any third party or body be disadvantaged in planning terms; or,
- (c) would the proposed change conflict with national or development plan policies.

The following policies of the Merthyr Tydfil LDP 2006-2021 are therefore also relevant to the assessment of this application:

Policy SW11 – Sustainable Design and Placemaking

- Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September, 2015)

PLANNING CONSIDERATIONS

The issues to consider under this application relate to whether the proposed alterations to the extension would constitute a non-material amendment to the approved development under application P/20/0053 and whether it would be an acceptable form of development in accordance with the relevant LDP policies.

The extension is proposed to the side of the property and its scale and siting, as originally approved is not being altered as a result of this application. The alteration merely relates to modifying the finishes of the front and rear of the extension, from render to brickwork. Given that the application dwelling is finished with render at first floor and brickwork at ground floor, the proposed alterations would be considered even more in keeping with the character and appearance of the existing dwelling. As such, this alteration would be considered visually acceptable since it would be in context with the appearance of the existing dwelling.

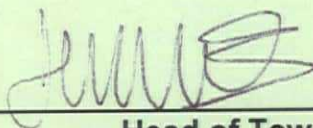
With regards to its impact on the amenities of nearby occupiers, it is evident that a change in the material finishes of the front and rear elevations from render to brickwork, would not give rise to an inappropriate development which would have a significant or adverse impact upon neighbouring occupiers.

It is therefore considered that the proposed alterations to the extension would not have an adverse impact on the appearance of the dwelling or the amenities of nearby residents which would be significantly different to that caused by the originally approved side extension, under planning permission P/20/0053. The proposal is therefore considered a minor form of development which would not detract from the surrounding visual or neighbouring amenities. As such it would comply with the relevant LDP policies and would therefore amount to a non-material amendment to planning permission P/20/0053.

RECOMMENDATION: APPROVED subject to the following **CONDITIONS:**

None

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

26/10/20