

DELEGATED REPORT

Application No: P/21/0181

Site Address: 2 Glynmil Close
Incline Top
Merthyr Tydfil
CF47 0GE

Development: Erection of first floor, rear extension

Case Officer: David James

Site Visit: 15th June 2021

Application Expiry Date: 11th July 2021

Consultation reply date expired: 10th June 2021

APPLICATION SITE

The application site relates to a detached dwelling situated within the relatively new residential development of Bradley Gardens. The property faces in a south-westerly direction onto the highway at the front. It is bound by other dwellings to either side, and a footpath and culvert to the rear.

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

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a first floor rear extension, with associated internal and external alterations, on top of an existing single-storey extension.

The proposed extension would measure 3.1m wide, 2.2m deep and a maximum of 6.4m high, incorporating a pitched roof, which would be below the ridgeline of the main property. The extension would serve to extend an existing first-floor bathroom and would have a window inserted into its rear elevation. It would be have a brickwork finish, with concrete tiles & a upvc window to match the existing dwelling.

PLANNING HISTORY

There is no recent planning history relevant to the determination of this application.

CONSULTATION

None undertaken.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

SPG 6 – Householder Design

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the proposed extension would be located to the rear of the dwelling, away from the street frontage and adjoining the existing attached garage and rear extension. As such, it would not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from the highway. The extension would be of modest scale, and its external finishes would match those of the dwelling. As such, it is considered to be of an acceptable design and its scale would not appear out of proportion. Taking this into account, the proposal is found to be 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 occupants. In this respect, it is noted that the extension would result in a two-storey development in close proximity to the shared boundary with 3 Glynmil Close. It is acknowledged that this would result in some limited impact on this adjoining dwelling in terms of overbearing, overshadowing and loss of light impacts. However, it is noted that it is of modest depth (2.2m), would not project beyond the main rear elevation of the existing dwelling, and would be at a lower height than the dwelling's main roof. This, would somewhat mitigate the impact of the proposal on this adjoining dwelling.

The dwelling would have little impact, in the above respects, on the adjoining dwelling of 1 Glynmil Close, as it would be on the opposite side of the application site, and would not project beyond the main rear elevation of the dwelling.

Given the above mentioned factors, it is not considered that the proposed extension would be unacceptably overbearing, nor would it result in a harmful level of overshadowing or loss of light.

The greatest impact arising from this scheme would be the potential overlooking impact from the proposed extension. In this respect, it is noted that the proposed extension would include a window in its rear elevation, with oblique view toward the adjoining dwellings. However, the window would serve a bathroom and would likely be fitted with obscured glazing. As such, to prevent any potential loss of privacy, a condition is recommended which would ensure the window is obscurely glazed and non-opening above 1.7 metres. Therefore, the proposal would not result in a harmful level of overlooking.

Overall, while there is some concern that the development may lead to some limited impacts, between the application property and the adjoining dwellings, having considered the above and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance with Policy SW11 of the LDP.

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 WCFG 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:

Glynmil 2 01 received 16th May 2021.

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 window in the rear elevation of the extension shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority and any part of the window[s] that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. 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

INFORMATIVES

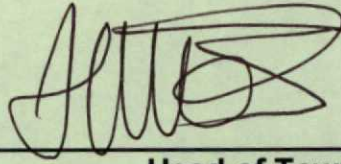
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED

A handwritten signature in dark ink, appearing to be 'J. W. B.', written over a horizontal line.

Head of Town Planning

DATE:

30/6/21