

DELEGATED REPORT

Application No: P/24/0091

Site Address: Land Opposite Nos. 47 - 50
Mardy Street
Twynyrodyn

Development: Non-material amendment to planning permission P/19/0270 to change the design of the detached bungalows.

Case Officer: David Cross

Application Expiry Date: 11th June 2024

Consultation reply date expired:

APPLICATION SITE

This application relates to an area of vacant land measuring approximately 0.07 of a hectare, located adjacent to a highway and a row of terraced properties to the east, which form part of Mardy Street. The site itself comprises an area of overgrown vegetation and a grassed embankment, which generally slopes down from east to west. The site is bound to the south by a row of 6 detached garages with terraced properties beyond. To the west and north of the site is vacant grassland and vegetation with playing fields beyond.

PROPOSED DEVELOPMENT

Permission is sought for a non-material amendment to planning permission P/19/0270 to change the design of two detached bungalows.

The permitted bungalows would be located within a central position of the site and orientated towards Mardy Street. Each bungalow would be of the same design measuring 12m wide by up to 9m deep and 6.6m high with a pitched roof. The bungalows would be of a modest design incorporating a recess to the front elevation to form a canopy above the front door. A lounge and office area would be provided within the roof space, together with a balcony which would be set into the rear roof plane. The proposed external material finishes would comprise render on the elevations with a fibre cement slate roof covering. The permitted bungalows would also be served by two parking spaces on a driveway to the front.

It is proposed to amend the design of the bungalows to incorporate the installation of 3 dormer windows in the rear roof plane and a single dormer in the front roof plane, together with the construction of a large gable feature to one side of the front elevation. There would also be amendments to the fenestration in the front and roof elevations, along with the provision of roof lights in the front roof plane.

The general layout of the development and scale of the bungalows would appear the same as that previously approved. The raised profile of the rear garden area and the provision of two parking spaces on driveways to the front would also remain unchanged.

PLANNING HISTORY

P/19/0270 - Erection of two detached bungalows with off street parking (Full).

Permission GRANTED on 02.12.2019

P/19/0064 - Erection of one pair of semi-detached bungalows (Outline).

Permission GRANTED on 08.05.2019

CONSULTATION

No consultation exercise undertaken

PUBLICITY

No publicity exercise undertaken

POLICY CONTEXT

National planning policy

Future Wales, The National Plan 2024

Planning Policy Wales 12th Edition

Local planning policy

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

- Policy SW4 - Settlement Boundaries
- Policy SW11 - Sustainable Design and Place Making
- Policy EnW1 - Nature Conservation and Ecosystem Resilience
- Policy EnW4 - Environmental Protection

Other material considerations

Welsh Government Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014):

The guidance advises that a non-material amendment will depend on factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and the surrounding area, which will vary from one application to another.

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 guidance also identifies four tests, which local planning

authorities may wish to consider when assessing and determining whether a proposed change would qualify as a non-material amendment. These are as follows:

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

PLANNING CONSIDERATIONS

The general layout and scale of the development would remain the same or very similar to the scheme previously approved (P/19/0270). The main differences of the proposal would be the changes to the elevations and roof design of the bungalows, comprising the provision of dormer windows, a gable feature to the front and the minor changes to the window arrangement.

The properties within the immediate vicinity of the site are largely traditional terraces of a modest design, some of which incorporate modern alterations such as front porches and low boundary walls around small garden areas. The introduction of dormer windows and the provision of a large gable feature to the front of the bungalows would be at odds with the character of the street, particularly as there are no other features of the same in the surrounding area. As such, the proposed amendment to the design of the bungalows would present incongruous features that do not integrate well with the character or visual amenity of the area.

Furthermore, the approved bungalows, being single storey in height, would be situated approximately 14m away from the front elevation of the adjacent terraced properties. The construction of a front dormer window and a first floor window in the gable feature may give rise to greater concerns of overlooking into the first floor windows of the terraces opposite the site. Additionally, the gable feature would alter the roof to an extent that gives rise to a greater sense of scale of the development within the street, which may be considered overbearing on the adjacent properties. The proposed amendments would have the potential to give rise to a greater impact on residential amenity, of which the residents would not have had the opportunity to air any concerns that were not previously highlighted. Therefore, the proposed amendments would prejudice the interests of third parties.

CONCLUSIONS

Accordingly, the proposed amendments are considered to be of a scale that would result in a change that is great enough to cause a different and unacceptable impact to the detriment of the character and residential amenity of the surrounding area. Given the above concerns, the amendments would run contrary to the requirements of Policy SW11 of the LDP. Furthermore, the local residents would be disadvantaged in planning terms, as they would not have had the opportunity to consider any change in the impact on the street and residential amenity. Therefore, the proposal is deemed to constitute a material change to the approved scheme P/19/0270 and the following recommendation is made:

RECOMMENDATION: BE REFUSED

1. The proposed amendments are of a scale that would result in a material and unacceptable impact, to the detriment of the character and residential amenity of the surrounding area, which may also prejudice the interests of local residents. Therefore, the proposed amendments would constitute a material change to the approved scheme P/19/0270.

RECOMMENDATION ENDORSED

p.p.



Director of Neighbourhood Services

DATE: 30.05.2024