

DELEGATED REPORT

Application No: P/21/0117

Site Address: 33 Bridge Street
Troedyrhiw
Merthyr Tydfil
CF48 4DX

Development: Construct single storey rear extension

Case Officer: Marlene Ferreira

Site Visit: 13th April 2021

Application Expiry Date: 27th May 2021

Consultation reply date expired: 3rd May 2021

APPLICATION SITE

The application site relates to an end of terrace dwelling, 33 Bridge Street, in the area of Troedyrhiw. The dwelling, like other neighbouring properties in the street, has been extended to the rear by means of a single storey extension. The property is served by a large private rear garden area which is enclosed from Bridge Street by a 1.8 metre high (approx.) high stone wall and abuts the side highway, Enoch Morrell Close. A vehicular access is provided off the side highway into the rear garden of the property, providing the dwelling with on-site parking facilities. Part of the rear garden lies adjacent to the River Taff, located to the west, and abuts a landscaped area to the rear north and the boundary with the neighbouring dwellings, to the east and to the south.

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 replace the existing pitched roof rear extension with a larger pitched roof single storey extension, which would provide an extended kitchen/dining area, a bathroom and a lobby area.

The extension would project to the side and rear of the property and have a maximum width of 7.3 metres and a maximum depth of 6.55 metres, with a 4 metre ridge height. It would be finished with concrete roof tiles, rendered elevations and UPVc windows and doors.

The existing first floor rear window would also be reduced in height (from 1.4 metres to 1.1 metres) to allow for the construction of the extension.

PLANNING HISTORY

P/98/0124 – Single storey extension, conservatory and detached garage – Approved: 29th May 1998

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

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

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan (LDP) 2016-2031

Policy SW4 – Settlement Boundaries

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 the assessment of this application relate to whether the proposed side and rear extension would be acceptable with regards to its impact upon the character and appearance of the dwelling and the wider street scene, residential amenity, parking provision and highway safety.

Character and Appearance

SPG Note 6 states that a '*...a rear extension is most likely to be less prominent within the street scene and will often have a reduced visual impact on the existing building. However its design is still an important consideration to ensure that it complements the scale and form of the dwelling, does not adversely impinge on the amenities of neighbouring occupiers and maintains an adequate amount of usable garden space...*' Thus, whilst a rear extension would have less of an impact on the character and appearance of the dwelling, its overall scale and design is still an important consideration.

In this instance, it is evident that the proposed extension would amount to a substantial addition to the property. Whilst the extension is also proposed to extend to the side of the dwelling, this would only project 2 metres to the western side of the dwelling and would be largely screened by the 1.8 metre (approx.) high wall when viewed from the front highway, Bridge Street. Indeed, the extension is predominantly located to the rear of the dwelling. Furthermore, it would also remain largely screened from the side highway, Enoch Morrell Close, since it would be concealed by the monopitched roof extension on the neighbouring adjoining property, 34 Bridge Street. Although it is also noted that its shallow pitched roof design would be at odds with the roof design of the original dwelling, it is considered that this would nevertheless be acceptable in this context, since the rear street scene is made up numerous extension comprising varied roof designs. Furthermore, the extension would be finished in matching materials to the existing property and would be sited within a very large garden area. Thus, in this instance, having considered the scale of the extension and size of the rear garden, as well as the appearance of the rear street scene and the fact that the extension would be largely screened when viewed from the front and side highways, the proposed development would not be considered to have a significant adverse impact on the character and appearance of the dwelling or the wider area. The proposed reduction to the height of the existing first floor rear window would also be acceptable. As such, it would comply with LDP Policy SW11.

Residential Amenity

The extension would run alongside the boundary with the neighbouring dwelling 34 Bridge Street, and this is the property most likely to be impacted by the proposed development. In respect of the alterations to the rear first floor window, this would not be considered any more harmful to the amenities of the adjoining neighbouring occupiers.

The proposed extension would be just set off the dividing boundary with this neighbouring dwelling and extend 6.55 metres alongside its rear monopitched roof extension. Given the height of the proposed extension and the fact that it would run alongside the neighbour's existing rear extension (which in fact projects further to the rear than the extension hereby proposed), the proposal would not be considered to have any significant overbearing impact upon these neighbouring occupiers. Likewise, it would not be considered to result in any significant loss of light, nor would it give rise to any significant loss of privacy (given that only a bathroom window is proposed to this side elevation, which would face the blank side elevation of the rear extension serving this neighbouring property). The relationship between the proposed development and this neighbouring property would therefore be acceptable and complies with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide extended living accommodation and as such, would not increase the demand for on-site parking. Thus, the proposal would not have any detrimental impact upon parking provision or highway safety and would therefore comply with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is considered acceptable and in compliance with relevant policies and guidance.

Finally, 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 WBFG 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:

- Drawing no: Bridge 33 01D, received 1st April 2021.

Reason - To ensure compliance with the approved plans and clearly define the scope of the permission.

INFORMATIVES

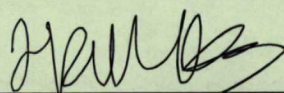
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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



Head of Town Planning

DATE:

25/5/21