

N341

DELEGATED REPORT

Application No:	P/20/0149
Site Address:	22 Oakfield Street Aberfan Merthyr Tydfil CF48 4QB
Development:	Construct two storey and single storey rear extension
Case Officer:	Marlene Ferreira
Site Visit:	4th August 2020
Application Expiry Date:	1st September 2020
Consultation reply date expired:	3rd August 2020

APPLICATION SITE

The application site relates to a terraced dwelling, located in Oakfield Street in the area of Aberfan. The property lies in a street of similar sized dwellings of a similar appearance, some of which, including the application site, have been extended by means of single and/or two-storey extensions and/or garages/outbuildings. The street steeply rises from the east to the west and the roofs of the houses are therefore stepped to follow this gradient. The property, like others within the street, slopes steeply from the front (south) to the rear (north) and is served by a relatively long rear garden area, which also includes a parking courtyard/area (for one vehicle) located just off the rear lane (which runs along the back of these dwellings).

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 remove the existing part flat roof and part mono-pitched roof kitchen/diner extensions at the rear of the property and construct a part two-storey and part single storey rear extension.

The two-storey pitched roof extension would measure 4.7 metres wide, 5 metres deep with a 7 metre ridge height. It would provide a kitchen/diner area at ground floor and an en-suite bedroom at first floor. The single storey mono-pitched roof extension would measure 4.7 metres wide, 1.5 metres deep with a 3.4 metre ridge height. It would provide additional kitchen/diner space.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

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

POLICY CONTEXT

The following policies of the Merthyr Tydfil Replacement LDP 2016-2031 are relevant to the assessment of this application:

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 extensions, in terms of their siting, design and scale, would be an acceptable form of development with regards to their impact upon the character and appearance of the property and the street scene. The impact upon residential amenity and highway safety are also important considerations.

Character and Appearance

The proposed extensions would be sited to the rear of the dwelling. As such, the proposed development would not be viewed from the dwelling's primary frontage and would therefore not disturb the character and appearance of the terraced street scene.

The two-storey and single storey extensions would project a total of 6.5 metres to the rear. The depth of these extensions combined, would be approximately 0.8 metre greater than the previous extensions. Furthermore, the first 5 metres of the rear extension would be a two-storey development, as opposed to the previous single storey rear extensions. However, it should be noted that the proposal would be constructed between two neighbouring extensions, one of which is a single storey projection (located to the east) and the other, a two-storey rear projection (located to the west), both of which have relatively high ridge heights. Indeed, the property to the east, 20 Oakfield Street, is also proposing to construct a rear two-storey extension, P/20/0173, and this application is currently under consideration. It is also noted that the ridge height of the two-storey development would be significantly lower than the main ridge height of the original

dwelling. The extensions would also be constructed with matching finishes to the original dwelling, e.g. concrete roof tiles, rendered elevations and Upvc windows. Furthermore, the proposal reflects other similar developments constructed to the rear of neighbouring and nearby properties. The proposal would therefore amount to a proportionate and sympathetic form of development which would not detract from the character and appearance of the existing dwelling or its rear street scene. Indeed the construction of a two-storey and single storey rear extension of this scale and design would appear more aesthetically pleasing and sympathetic to the character of the property than the previously existing ad-hoc rear extensions.

The addition of the roof light to the rear roof elevation would not detract from the character or appearance of the street scene and is also considered acceptable. It is also noted that other properties in the street have also added front and/or rear roof lights.

The proposed development is therefore considered to comply with LDP Policy SW11.

Residential Amenity

The proposed extensions would be sited alongside the boundary with the neighbouring properties (24 and 20 Oakfield Street). Whilst the single storey part of the extension would be considered acceptable, given its overall height and the fact that no overbearing or loss of privacy impact would arise from this part of the proposal, the two-storey part of the development requires careful consideration.

With regard to 20 Oakfield Street, the two-storey part of the development would extend alongside the boundary with this property and project a further 1.7 metres beyond the neighbouring single storey extension. However, the proposed extension would comprise a pitched roof profile, which slopes away from this neighbouring dwelling and would have a 5.2 metres eaves height. As such, the proposed extension would not be considered to have a significant overbearing or loss of light impact on this neighbouring property, particularly, since these neighbouring occupiers are also currently proposing to construct a two-storey 5.5 metre deep first floor extension, as previously noted. Furthermore, no side facing windows are proposed which would prevent any direct overlooking into the private amenity area of this neighbouring property.

With regard to 24 Oakfield Street, the two-storey part of the development would extend beyond the neighbouring two-storey rear extension by approximately 1.65 metres. This would cause some overshadowing to the rear garden area of this neighbouring property. However, the pitched roof design of the extension, which would slope away from this neighbouring property and have an eaves height of 5.2 metres only, would ensure that this loss of light impact would not be significant. Indeed, the height of the existing mono-pitched rear extension at the application dwelling, currently measures 4.5 metres and as such, the proposed eaves height of the two-storey extension would only be 0.7 metres higher where it's adjacent to this property. Thus, the proposal would not be considered to have a significant overbearing or loss of light impact on this neighbouring property. Furthermore, no side facing windows are proposed which would prevent any direct overlooking into the private amenity area of this neighbouring property.

The proposed roof light, due to its siting on the roof, is likely to result in some overlooking. However, the extent of overlooking would be similar to that already achieved from the first floor rear windows. As such, the proposed rear roof light would not be considered any

more detrimental to the residential amenity of nearby occupiers than the current arrangement on-site.

The proposed development and its relationship with adjoining occupiers is therefore considered to comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development does not seek to provide any additional bedrooms and as such would not increase the demand for on-site parking at the property. In addition, unrestricted on-street parking is also provided to the highway at the front of the property. As such, the proposed development would not have an adverse impact upon parking provision or highway safety and would comply with LDP Policy SW11.

Conclusion

The development, due to the reasons discussed above, is therefore 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: Oakfield 22, 01A, received: 11th August 2020;
- Drawing No: Oakfield 22, 02A, received: 11th August 2020;

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

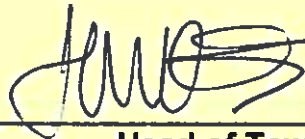
reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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:

26/8/20

4. The fourth part of the document outlines the various methods used to collect and analyze financial data, including the use of statistical techniques and the importance of regular audits.

6. The sixth part of the document outlines the various methods used to collect and analyze financial data, including the use of statistical techniques and the importance of regular audits.

