

DELEGATED REPORT

Application No:	P/24/0012
Site Address:	35 Anthony Grove Abercanaid CF48 1YX
Development:	Single storey rear extension
Case Officer:	Marlene Ferreira
Site Visit:	15th February 2024
Application Expiry Date:	20th March 2024
Consultation reply date expired:	20th February 2024

APPLICATION SITE

The application site relates to a detached dwelling, 35 Anthony Grove in Abercanaid. The dwelling lies in a cul-de-sac street and is served by an enclosed southeast facing rear garden, with an open gravelled patio area with a paved driveway to the front. The property has been extended to the side and rear by means of a single storey extension. A garage lies to the rear of the property but is now used for storage only. In addition to the front existing driveway, additional unrestricted on-street parking is provided along the front highway.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a single storey extension to the rear of the dwelling.

The proposed small scale extension would essentially infill an area between the former extension and the gable end elevation of the existing dwelling. It would measure 2.75 metres wide, 2.2 metres deep, with a 3.75 metre ridge height. The extension, which would provide an extended kitchen/diner, would be finished with brickwork elevations, concrete roof tiles and UPVC windows.

It should also be noted that the proposed extension would measure less than 4 metres deep, have an eaves height that would be less than 3 metres and a ridge height that would be less than 4 metres. It would also be finished in matching materials and finishes. As such, since the property benefits from permitted development rights, this proposal would amount to permitted development and planning permission would therefore not be required.

PLANNING HISTORY

The following planning history is relevant to this property:

P/00/0047 – Single storey extension to the side and rear – Approved: 27th March 2000

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 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 (PPW) (Edition 12, February 2024)

Local Planning Policies

- Merthyr Tydfil Replacement Local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

- 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 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

The proposed extension, as a result of its siting at the rear of the property, its single storey height, modest scale and matching material finishes, would amount to a discrete, proportionate and sympathetic addition to the property. As such, it would not be considered to have an adverse impact upon the character and appearance of the dwelling when viewed within the front street scene. Furthermore when seen from neighbouring rear gardens, it would be viewed in context with other rear single storey extensions and outbuildings which exist within the street. Thus, the proposed extension, would be considered a subordinate and sensitive addition to the property which would accord with LDP Policy SW11.

Residential Amenity

The extension would be sited adjacent to the dividing boundary with the neighbouring dwelling, 34 Anthony Grove, located to the east, and this is the property most likely to be impacted by the proposed development. Whilst the application dwelling is located at a higher level to this neighbouring property, the extension would be located 1.3 metres away from the dividing boundary, and given its limited depth and height, it would not be considered to have a significant overbearing impact on the neighbouring property. Furthermore, since the extension would not have any side facing windows, this would prevent any direct overlooking into the neighbouring garden (which is currently enclosed by a low boundary fence). As such, the proposed extension would not be considered to have any significant adverse impact on this neighbouring dwelling. The relationship between the proposed development and this existing neighbouring dwelling would therefore be acceptable and accord 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 on-site or on-street parking provision or highway safety and would therefore 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:

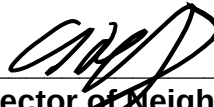
- Drawing no: ANT GVE 35 01A, received: 30th January 2024

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

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED




Director of Neighbourhood Services

DATE: 07.03.2024