

DELEGATED REPORT

Application No: P/21/0014

Site Address: 6 Brynagerwn Cottages
Quakers Yard
Treharris
CF46 5DE

Development: Construct two storey rear extensions

Case Officer: Marlene Ferreira

Site Visit: 18th February 2021

Application Expiry Date: 11th March 2021

Consultation reply date expired: 8th February 2021

APPLICATION SITE

The application site relates to a mid-terrace property, 6 Brynagerwn Cottages, located off Caerphilly Road in Quakers Yard. The property rises from the front (west) to the rear (east) and has been extended by means of a single storey rear addition. It is also served by a garage at the end of the garden, which is accessed off the rear highway..

The dwelling forms part of terraced street, which rises from the north to the south resulting in some of the dwellings having stepped roof heights that follow the gradient of the road. Like the application site, many of the dwellings along this row have been extended by rear single storey extensions and also benefit from a garage located at the end of the garden, off the rear access road.

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 single storey extension and construct a rear two-storey extension.

The extension, which would measure 3.7 metres wide, 3.6 metres deep, with a 6.65 metre ridge height, would provide an extended kitchen/dining/living area at ground floor and a larger bedroom at first floor. It would be finished with rendered elevations, concrete roof tiles and UPVc windows.

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. Two letters of representation were received following this publicity exercise. The contents of the letters have been summarised below:

- The extension at double height would result in a significant loss of natural light into our kitchen, which needs to flow through into the sitting room located at the centre of the house;
- Loss of light is a major factor as we live in a terraced house with garages adjacent and we do not want our natural light compromised further particularly as one of the occupiers has glaucoma;
- The loss of light would be experienced into my property at both ground and first floor level, including into the bedrooms and bathroom;
- The extension would result in the loss of privacy, given that our garden is elevated and the proposed windows/patio doors would be in very close proximity to our garden and result in direct overlooking into our garden and all other rear gardens along this row via its rear windows. We rely on our garden for outside living as our health conditions prevents us from enjoying the outside countryside;
- The proposed side facing ground floor window would result in the loss of privacy to my kitchen and property;
- The proposed extension would result in the loss of views of the countryside as currently enjoyed from our rear bedroom windows;
- We are concerned that the works to property may cause structural issues and damage to boundary walls;
- There are 12 properties in the row and none have a two-storey extension, the addition of which would be too intrusive, dominant and change the character and design of the rear of the property;
- The Merthyr Tydfil Local Development Plan states that extensions should be sympathetic to their surroundings and should complement neighbouring properties and the wider street scene, which would not be adhered to here, if this two-storey extension was to go ahead.

Ward Councillors were made aware of the representations received but have not requested that the application be determined at Planning Committee. As such, the application will progress to be determined under delegated powers by the Chief Officer Planning and Neighbourhood Services.

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 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 extension, in terms of its siting, design and scale, would be an acceptable form of development with regards to its 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 two storey extension would be sited to the rear of the dwelling. As such, it would not be viewed from the dwelling's primary frontage and would therefore not disturb the character and appearance of the terraced street scene. Furthermore, given that the ridge height of the extension would only be 6.65 metres, and having noted that the site rises from the front to the rear and comprises of a garage at the end of the garden, views of the extension would also be limited when viewed from the rear highway.

The pitched roof extension, which would be finished in matching materials and finishes to the existing dwelling, would extend 3.6 metres from the rear elevation of the property and would be set in from the dividing boundaries by 0.6 metres and 0.9 metres. Its 6.65 metre ridge height would also be significantly lower than the ridge height of the original dwelling and its eaves height would not exceed 5.35 metres. Furthermore, the proposal would be constructed between two neighbouring single storey extensions to the rear of 5 and 7 Bryngerwn Cottages. The proposal, would result in the first two-storey extension within this terraced row of properties, nevertheless, it would be a proportionate and sympathetic addition, which by virtue of its design, scale and finishes, would not dominate the rear of the dwelling, nor would it be considered to detract from the character and appearance of the rear street scene.

As, the proposal would be in accordance with LDP Policy SW11.

Residential Amenity

The proposed rear extension would be sited alongside the boundary with the neighbouring properties, 5 Bryngerwn Cottages to the north and 7 Bryngerwn Cottages to the south.

In respect of 5 Bryngerwen Cottages, the two storey extension would be sited approximately 0.9 metres from the dividing boundary with this neighbouring property and would therefore be sited further away from the boundary than the existing single storey extension at the application site (which would be demolished as a result of this proposal). Also, it would only be 0.2 metres deeper than the existing single storey extension to the rear of this neighbouring dwelling. Whilst this proposed extension would have a first floor element, it would have a pitched roof design with a 5.35 metres eaves height (which would slope away from this neighbouring dwelling beyond this point), and which would only be 1.9 metres higher than the ridge height of the existing single storey extension to the rear of this neighbouring property. As such, the design of the extension combined with its distance from the boundary, would ensure that the proposed extension would not have a significant overbearing impact on these neighbouring occupiers. Likewise, although there would be some loss of light to the rear garden and rear windows of the original neighbouring dwelling and the side facing window of their single storey rear extension (particularly during the late evening), the design, scale and siting of the extension would ensure that this loss would not be significant. It is also noted that the new side facing ground floor window would be looking into the neighbouring single storey extension and garden area. However, this window would be sited 0.9 metres from the dividing boundary and as such, would not be deemed any more harmful to the privacy of these adjoining occupiers, particularly since a 2 metre high dividing boundary fence, could be erected without planning permission, which would safeguard the amenities of the residents of the application site and those of the neighbouring property. It should also be noted that this side facing window would not be deemed any more harmful than the existing side facing window on the rear extension existing at number 5 Bryngerwen which overlooks the application site. The relationship between the proposed extension and this neighbouring dwelling would therefore be considered acceptable in this instance and would comply with LDP Policy SW11.

In respect of 7 Bryngerwen Cottages, the two storey extension would be sited approximately 0.6 metres from the dividing boundary with this neighbouring property and would therefore be sited further away from the boundary than the existing single storey extension at the application site (which would be demolished as a result of this proposal). It would also measure 0.3 metres less in depth than the existing single storey extension to the rear of this neighbouring dwelling. Whilst this proposed extension would have a first floor element, it would have a pitched roof design with a 5.35 metre eaves height (which would slope away from this neighbouring dwelling), and which would only be 1.2 metres higher than the ridge height of the existing single storey extension to the rear of this neighbouring property (given that this neighbouring dwelling is located at a higher ground level than the application site). As such, the design of the extension combined with its distance from the boundary, would ensure that the proposed extension would not have a significant overbearing impact on these neighbouring occupiers. Likewise, although there would be some loss of light to the rear garden and rear windows of the original neighbouring property, the design, scale and siting of the extension would ensure that the loss of light to these occupiers would not be significant. In addition there are no side facing windows proposed which would prevent any direct overlooking into the dwelling and rear garden area of these adjoining residents. The relationship between the proposed

extension and this neighbouring dwelling would therefore be considered acceptable in this instance and would comply with LDP Policy SW11.

Parking and Highway Safety

The existing dwelling is served by on-street parking along the front highway and by on-site parking via the existing garage located to the rear of the property. The proposed extension seeks to provide an extended kitchen/dining/lounge area at ground floor and a larger bedroom at first floor. As such, this would remain as a 3 bedroom property and would not increase the demand for on-site or on-street parking. Thus, the proposal would not have a detrimental impact upon highway and pedestrian safety and would therefore comply with LDP Policy SW11.

Reponses to representations

Some of the concerns raised in the letters of representations have been considered above. The remainder of the concerns raised have been addressed below:

- Loss of view is not a material planning consideration;
- Should any damage or structural issues result to neighbouring properties or boundaries as a result of this proposal, this would be a civil matter between the parties involved.

CONCLUSION

The proposed development, due to the reasons discussed above, would therefore be 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:

- Proposed Ground Floor, Sheet 2 of 5, received: 14th January 2021;
- Proposed First Floor, Sheet 3 of 5, received: 14th January 2021;
- Elevations, Sheet 4 of 5, received: 14th January 2021;

- Sections, Sheet 5 of 5, received: 14th January 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:

19/3/21