

DELEGATED REPORT

Application No: P/20/0014

Site Address: 2 High Trees
Trefechan
Merthyr Tydfil
CF48 2LE

Development: Proposed side and rear extension

Case Officer: Rebecca Owens

Site Visit: 21st January 2020

Application Expiry Date: 16th March 2020

Consultation reply date expired: 11th February 2020

APPLICATION SITE

The application relates to a detached bungalow with a generous curtilage, located within a mainly residential area and within the settlement boundaries. The site is bound by a highway to the front, fields to the rear and other dwellings on either side. The profile of the site is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey side and rear extension which would wrap around the north eastern corner of the site.

An existing side conservatory (which is not illustrated on the submitted drawings) would need to be demolished to allow for the erection of the proposed side extension (which would be located on the eastern elevation of the dwelling). The side extension would be set back from the main front elevation by 0.85m and would be 5.35m in width and 9.45m in depth. However, rear 1.65m of the extension (which also forms part of the rear extension) would comprise of a covered, external patio area. The side extension would have a pitched roof with a maximum height of 4.75m with a flat roof projecting off this to the rear which would cover the aforementioned patio area. The front elevation of the extension would feature two windows serving a bedroom and ensuite, the side elevation would feature a window serving a kitchen and the rear elevation set within the covered patio area would feature a bi-folding door.

The rear extension would project off the rear elevation by 1m and would be 9.65m in length with 4.22m of this comprising of the covered patio area. The rear extension would have a flat roof with a height of 2.55m. It would feature a window in its rear elevation and a further window which wraps around the rear elevation and eastern side elevation (underneath the covered patio area). These would serve a living room.

The external elevations of the extension would be finished with painted render to match the existing walls with the rear elevation of the rear extension also featuring a larch cladding feature panel. The pitched roof over the side extension would be covered with concrete tiles to match the existing roof.

PLANNING HISTORY

The relevant planning history is detailed below:

P/07/0409 Erection of front porch, conservatory to the rear and pitched roof over garage
Granted planning permission subject to conditions on 29 August 2007

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining dwellings and a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

Policy SW11: Sustainable design and place making of the Merthyr Tydfil Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The proposed scheme is considered to be of an acceptable design and scale which would be sympathetic to the existing dwelling. The side extension would have a roof which reflects the pitch of the main roof but with a lower ridge height and the extension would be set back from the main front elevation providing a visual break. Furthermore, whilst the rear extension would feature a flat roof, given its modest scale it is not considered that it would harm the character or appearance of the dwelling. Similarly, the material finishes largely match the existing dwelling with the exception of a feature panel to the rear, which would comprise of larch cladding. Whilst this would introduce a new material to the dwelling, it is considered to be complementary to the existing render and would be located to the rear of the property where it would not be readily visible from public vantage points and where it would not adversely impact on the character or visual amenities of the street scene. As such the proposal is found to comply with Policy SW11 in terms of design and visual impact.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, the development would only impact on the dwelling to the east known as 3 High Trees. This property occupies a lower level than the application site and the site extension would be erected a minimum of 3.7m away from the

shared boundary with this dwelling. Thus despite the difference in level, given the separation distance, it is not considered that the extension would have an overbearing impact or result in any unacceptable loss of light or overshadowing. It is noted that the western flank elevation of 3 High Trees features a glazed porch to the front door and a small window. Whilst the proposal features two east facing windows which would look towards this elevation, the one nearest to the boundary with 3 High Trees would be set back from this by 3.7m and would be obscure glazed. The other would be located under a covered patio area and would be 7.9m from the shared boundary with 3 High Trees. As such it is not considered that the development would result in any significant overlooking or loss of privacy. In respect to the above, it is also noted that no representations were received following the publicity exercise. As such the proposal is found to be acceptable in terms of residential amenity and in accord with Policy SW11 of the LDP.

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:**

CONDITIONS/REASONS:

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 Title: Proposed plans, Drawing Number: 648.003A, Amended Plan
Received on 3 February 2020.

Drawing Title: Proposed elevations, Drawing Number: 648.004A, Amended Plan
Received on 3 February 2020.

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

INFORMATIVES

1. 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

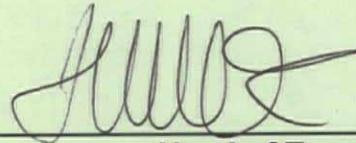
season. The bird breeding season typically extends between March to August inclusive.

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.

2. 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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

24/2/20