

DELEGATED REPORT

Application No: P/20/0002

Site Address: Ty Lynian
90 Beacon Heights
Swansea Road
Merthyr Tydfil
CF48 1NN

Development: Erect wrap around conservatory to the rear and side of property

Case Officer: Marlene Ferreira

Site Visit: 13th January 2020

Application Expiry Date: 2nd March 2020

Consultation reply date expired: 29th January 2020

APPLICATION SITE

The application site relates to a two-storey detached dwelling, 90 Beacon Heights, located in a cul de sac street, just off Swansea Road. The dwelling, given its set back from the front highway, is served by a garden and driveway area to the front of the property. The dwelling has been extended by means of a rear single storey extension.

The property lies in a close with five other detached properties, some of which have also been extended, but all of which share similar characteristics and finishes.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 20016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to erect a single storey side and rear conservatory extension. The 'L' shaped extension would measure a minimum of 2.4 metres and a maximum of 5.5 metres in width, a minimum of 2.4 metres and a maximum of 4.6 metres in depth, with a 3.5 metre ridge height.

It should be noted that due to the siting, scale and finishes of the proposed development, these works would amount to permitted development for which planning permission would not be required.

PLANNING HISTORY

The council's records do not show any other recent planning history relevant to the assessment of this application.

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 the adjoining properties. No letters of representation were received following this publicity 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 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, single storey height and modest scale, would not amount to a prominent or disproportionate addition to the dwelling. In addition, it would be constructed in materials to match the existing property. The proposal would therefore result in acceptable form of development which would not detract from the character or appearance of the dwelling or the wider street scene and as such would comply with LDP Policy SW11.

Residential Amenity

The extension, although sited alongside the dividing boundary with 92, Beacon Heights, its eaves height would not exceed 2.5 metres and its ridge height, which would comprise a roof profile sloping away from this neighbouring dwelling, would not exceed 3.5 metres. As such, the extension would not result in an overbearing form of development which would adversely impact on the amenities of these adjoining occupiers. In addition, it would not comprise any side facing windows and as such would safeguard their private amenities. The relationship between the proposed development and the adjoining neighbouring property would therefore be acceptable and comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide an additional living area at the property, and as such, would not increase the demand for on-site parking. Thus, the proposal would not have a detrimental impact on 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:

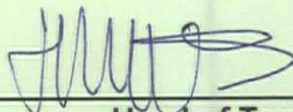
- Drawing no: 1F, received 6th January 2020.

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



Head of Town Planning

DATE: 21/2/20