

DELEGATED REPORT

Application No: P/20/0012

Site Address: 27 The Hafod
Pant
Merthyr Tydfil
CF48 2EB

Development: Demolish front porch and construct single storey front extension and two storey rear extension. New boundary treatment to rear to facilitate a parking space

Case Officer: Caroline Pulley

Site Visit: 20th January 2020

Application Expiry Date: 13th March 2020

Consultation reply date expired: 10th February 2020

APPLICATION SITE

The application site relates to a two-storey, linked property situated within the residential area of Pant. The property fronts north onto an enclosed garden area. Its rear elevation faces onto a narrow side street, beyond which are the front elevations of a pair of semi-detached bungalows. Along the eastern boundary of the property is 28 The Hafod. This property is positioned on a slightly higher level and it is noted that its main back wall protrudes approximately 2.5m beyond the rear wall of the application property. It is also noted that the property benefits from a single storey extension which contains a window facing the shared boundary. The other neighbouring property to the west is positioned along the same building line as the application property. It is located on a similar ground level to the application site and has a small single storey outhouse/extension positioned adjacent to its rear elevation and the shared boundary.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a single storey front extension and a two-storey rear extension. It also seeks permission for a vehicular gate and pedestrian access gate, and a new section of walling along the rear boundary.

The single storey front extension would extend across nearly the entire façade of the property. It would measure 5.7m in width, 1m in depth and 3.1m in height. The external walls would be finished in brick and the roof would be covered in tiles. The window and door are to be made of white uPVC. The rear extension would extend across nearly the entire width of the property. It would measure 5.3m in width, 3.5m in depth and 6.3m in height. Like the front extension, it would be finished in brick and would have white uPVC windows and concrete roof tiles.

Along the rear boundary of the property, it is proposed to replace the existing timber fencing with a new 2m high boundary treatment which would consist of a 3m wide timber gate, a 1m wide pedestrian gate and 1.4m wide block wall. This is to facilitate a driveway within the rear garden area of the property.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

None undertaken.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties.

No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application are as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil Country Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable Design and Placemaking

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

With regard to the proposed scheme, it is considered that the following paragraphs are relevant:

'Two-storey rear extensions should be of an appropriate size that is proportionate to the existing building. Overly dominant extensions may lead to over-bearing impacts on adjoining houses and their garden areas, which would likely impinge on natural light, the outlook and amenities of neighbouring occupiers...'

'Front extensions often conflict with existing building lines, can detract from the appearance of the house and appear unduly prominent or overbearing in relation to neighbouring properties. There may be some unique circumstances where a front is acceptable i.e. to a detached property where there is a limited relationship to the surrounding area.'

PLANNING CONSIDERATIONS

The key considerations with regard to the application are considered to be the impact of the proposal upon neighbouring residential amenity and the visual appearance of the development, and its impact on the character and appearance of the existing dwelling and wider locality.

Character and Appearance

The two-storey extension proposed to the rear of the property is considered to be of an acceptable scale and design. Whilst it is acknowledged that it would form a substantial addition to the dwelling in terms of its size (spanning almost the full width of the dwelling and projecting out beyond the rear elevation of the neighbouring property), it would only project 3.5m from the back wall and it would not appear incongruous or out of proportion with the existing property. Furthermore, it is recognised that the extension is in accordance with the aforementioned SPG which recommends that roof designs match existing dwellings in terms of style, form and pitch.

In respect of the single storey extension, this would be sited along the principal elevation of the property. Whilst the siting of this extension is a concern, the addition would not project any further than the depth of the existing porch. More importantly, it would be viewed in association with the extensions located to the rear of the adjoining terrace. Its roof shape would also be similar to two of the existing porches along the street. Therefore, whilst there are some concerns with this aspect of the proposal, the front extension would not cause significant harm to the appearance of the dwelling or the wider street scene.

Consideration has also been given to the changes being proposed to the rear boundary treatment. In this respect, given that there is already a 2m high timber fence along this boundary, this part of the scheme would not cause harm to the character and appearance of the area. Moreover, the submitted plans indicate that the garden levels would generally remain as they are now.

Having regard to the above considerations, the developments are found to be of an acceptable design which would not be detrimental to the character or visual amenity of the dwelling or area in general and consequently, the scheme complies with the relevant parts of Policy SW11 of the LDP.

Residential Amenity

The proposed development has been considered with regard to its impact upon the amenities of nearby occupiers. In this respect, it is noted that the two storey extension would be erected just 0.2m from the shared boundary line with the dwelling to the west known as 26 The Hafod, which is sited on the same level as the application site. It is acknowledged that this neighbouring dwelling has two first floor windows which are in close proximity to the shared boundary. However, these windows are obscurely glazed and based on the layout of the application property, it is presumed that the two openings serve a bathroom. Whilst it is recognised that the two-storey extension would form quite a visible addition and number 26 would experience some overshadowing during the morning, given the length of the extension that is being proposed, it is not considered that the development would cause undue harm to the amenities currently enjoyed by the occupiers of this property.

In respect of 28 The Hafod, this property is sited to the eastern side of the application property. It is positioned on a higher level and it is important to note that its rear elevation protrudes approximately 2.5m beyond the back wall of the application property. As such, only part of the extension would be visible from the rear of this property. Whilst it is recognised that the extension would result in some loss of light and cause some overbearing impact to the windows which are located within the back wall and side elevation of this property, it is not considered that the impact would be so harmful as to warrant the refusal of this application. The neighbour's ground floor windows already experience a loss of light and degree of overbearing impact from the existing boundary fence. Having considered this and the fact that the extension would only protrude a metre beyond the back wall of number 28, and in view of the fact that no representations were received following the publicity exercise, the proposed two-storey extension is found to comply with Policy SW11 of the LDP.

The impact of the new boundary treatments proposed to the rear of the property has also been considered. These works would not have any significant impact. The ground levels are to remain as they are now and the proposed enclosures would be of a similar height to the existing fence. The single storey extension proposed to the front of the property would be of a modest scale and height and is also acceptable in terms of its impact on residential amenity.

The relationship between the proposed development and the neighbouring adjoining properties would therefore be acceptable and complies with LDP Policy BW7. It is also noted that no objections have been received as a result of the publicity exercise.

Parking and Highway Safety

The proposal to create a hardstanding to the rear of the property does not require planning permission. Nonetheless, it would be served off a quiet side street which serves other garages in the area. Such a proposal is not considered to have an adverse impact upon highway safety.

Conclusion

It is considered that the proposed extension would result in an acceptable form of development which would not have an adverse impact on the character and appearance of the property or the wider street scene, would safeguard the amenities of nearby

occupiers and would not give rise to highway safety issues. The proposal is therefore considered acceptable and in accordance with the relevant policies.

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

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 number 91022103-05 Rev C received on 20.02.2020

Drawing number 91022103-03 Rev B received on 20.02.2020

Drawing number 91022103-04 Rev B received on 20.02.2020

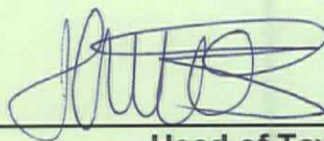
Drawing number 91022103-06 Rev B received on 20.02.2020

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 extensions 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:

20/2/20