

Decision notice
24th Feb

DELEGATED REPORT

Application No: P/20/0016

Site Address: 24 Trevithick Gardens
Merthyr Tydfil
CF47 0RP

Development: Proposed single storey rear / side extension

Case Officer: Rebecca Owens

Site Visit: 22nd January 2020

Application Expiry Date: 16th March 2020

Consultation reply date expired: 12th February 2020

APPLICATION SITE

The application relates to a semi-detached dwelling located in a residential cul-de-sac on the outskirts of the town centre. The site is bound by a highway to the front, dwellings on both sides and a labour club to the rear. The profile of the site is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission is sought for a single storey extension which would be erected off the rear elevation of the existing side garage and wrap around the north-eastern corner of the property across the full width of the main rear elevation. The extension would have a maximum depth of 6.2m (off the rear elevation of the side garage) and a maximum width of 8.55m and would project out from the main rear elevation by 3m and out from the main side elevation by 2.6m. The extension would have a mono-pitched roof with a ridge height of 3.55m. The extension would feature windows and French doors in its rear elevation and three velux windows in its rear facing roof plane. The roof of the extension would be covered with interlocking tiles to match the existing roof and the external walls would be finished with stonework to match the existing walls.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

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 properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

Policy SW11: Sustainable design and place making of the Merthyr Tydfil County Borough Council 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 Merthyr Tydfil Local Development Plan 2006-2021, Supplementary Planning Guidance Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The proposed extension is of an acceptable design and scale which is sympathetic and proportionate to the existing dwellings. As such it would not appear out of place or adversely impact on the character or visual amenities of the dwelling itself or indeed the area in general. The development is therefore in accord with Policy SW11 of the LDP and the aforementioned SPG.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. However, it is also noted that there would be no impact on the labour club to the rear of the site. With regard to the dwelling to the east known as 25 Trevithick Street, it is noted that the proposal would result in built development which is almost hard on the shared boundary line with this dwelling for a distance of 6.2m. However, given that the eaves height of the extension is just 2.4m with the roof sloping upwards away from this property, it is not considered that it would have an overbearing impact or result in an unacceptable loss of light. It is acknowledged that the extension may create some overshadowing during part of the day but this would only affect a small proportion of the garden area and it is not deemed that this would be to such an extent as to warrant the refusal of the application.

The extension would be erected 0.9m off the shared boundary with the dwelling to the other side known as 23 Trevithick Gardens. It is acknowledged that the application dwelling is set behind this neighbouring property, resulting in a proportion of its flank elevation being positioned alongside the rear garden of 23 Trevithick Street and that this proposal would extend this by a further 3m at single storey height. However, given that this is a relatively modest depth and has a mono-pitched roof sloping down from 3.55m to an eaves of just 2.4m, it is not considered that this would have a significantly overbearing impact. Furthermore, while the extension would create overshadowing during part of the day, this would not be to an unacceptable extent.

Having taken the above into consideration and as no representations have been received following the publicity exercise, the proposal would not be harmful to residential amenity and thus complies with Policy SW11.

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.

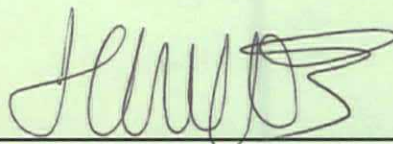
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Existing and Proposed Plans and Elevations, Drawing Number: 20/01/01, Received on 20 January 2020.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

27/2/20