

DELEGATED REPORT

Application No: P/20/0111

Site Address: 26 Parc Cwm Pant Bach
Heolgerrig
Merthyr Tydfil
CF48 1TQ

Development: Single storey rear extension

Case Officer: Marlene Ferreira

Site Visit: 17th June 2020

Application Expiry Date: 29th July 2020

Consultation reply date expired: 29th June 2020

APPLICATION SITE

The application site relates to a large two-storey detached dwelling, 26 Parc Cwm Pant Bach, located in a cul de sac street, just off Cwm Glo Road in Heolgerrig. The dwelling is served by an attached double garage with driveway to the front. At the rear, a garden area with an elevated patio is provided. The dwelling has not been extended since it was originally constructed.

The property lies in a close with other large detached properties of various designs, 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) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to erect a single storey rear conservatory. The conservatory would be constructed in place of the rear patio area and would measure approximately 8 metres wide and 3.8 metres deep, with a flat roof height of 2.7 metres (and 3.2 metres to the top of the central roof lantern). It would be finished with brickwork elevations and a white UPVc roof with a grey and white UPVc roof lantern.

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 or relevant 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 conservatory 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, its single storey height and its modest scale, would amount to an acceptable addition to the dwelling. Whilst views of the conservatory could be achieved from the informal footpath which runs along the northern side of the property, the extension, which would also be finished in matching brickwork elevations, would appear as a proportionate and sympathetic addition to the property. The proposal would therefore result in an acceptable form of development which would not detract from the character or appearance of the dwelling or the wider street scene. It would therefore comply with LDP Policy SW11.

Residential Amenity

The extension would be sited opposite to the occupiers at 24 and 25 Parc Cwm Pant Bach, located to the north of the application dwelling. However, the extension would be sited approximately 11 metres from the neighbouring dwellings (as its closest point). 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/doors to the northern side elevation and as such would safeguard their private amenities. The relationship between the proposed development and nearby occupiers 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.

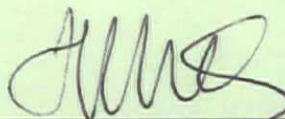
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

- Drawing number: 02022060-01, received: 3rd June 2020;
- Drawing number: 02022060-03, received: 3rd June 2020;
- Drawing number: 02022060-05, received: 3rd June 2020.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

6/7/20