

DELEGATED REPORT

Application No:	P/23/0067
Site Address:	28 Edwardsville Treharris CF46 5NR
Development:	Rear two storey extension (to replace of single storey rear extension)
Case Officer:	Marlene Ferreira
Site Visit:	30th March 2023
Application Expiry Date:	5th May 2023
Consultation reply date expired:	6th April 2023

APPLICATION SITE

The application site relates to an end of terrace dwelling, 28 Edwardsville in the area of Treharris. The property lies in a street of similar sized dwellings of a similar appearance, some of which, including the application site, have been extended by means of single and/or two-storey extensions. The street slopes down gently from the north to the south. The property, like others within the street, has external access off the side private lane which leads to existing garages at the rear of the property. The dwelling is served by a relatively long rear garden and on-street parking is provided to the front along the highway.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing ground floor rear extension and construct a two storey rear extension.

The proposed extension would measure 5.1 metres wide, 4 metres deep with a 6.6 metre ridge height. It would provide a kitchen/dining area at ground floor and a bedroom at first floor (since a new bathroom would be provided within the existing dwelling to replace the 3rd bedroom). It would be finished with rendered elevations, UPVc windows and concrete roof tiles.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this property.

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining occupiers. No letters of representations have been received as a result of this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: The National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

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 two storey extension, in terms of its siting, design and scale, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the street scene. The impact upon residential amenity are also important considerations.

Character and Appearance

The proposed two storey extension would be sited to the rear of the dwelling. As such, the proposed development would not be viewed from the dwelling's primary frontage and would therefore not disturb the character and appearance of the terraced street scene.

The extension, which would be finished in matching materials and finishes to the existing dwelling, would extend to the full width of the rear elevation and would project a total of 4 metres in depth. Its depth would therefore be less than the existing single storey extension (which currently has a maximum depth of 6.9 metres), and the neighbouring single storey extension. Its ridge height would also be significantly lower than the main ridge height of the original dwelling and its eaves height would not exceed 5.2 metres. Furthermore, the proposal would be constructed adjacent to the single storey extension at 29 Edwardsville and would be reflective of other two-storey extensions, some of which have flat roofs.

Indeed, the proposed pitched roof extension, although two-storey, would appear more visually acceptable within this context than the existing single storey ad hoc additions.

The proposal would therefore amount to a proportionate and sympathetic form of development which would not detract from the character and appearance of the existing dwelling or its rear street scene. As such, it would accord with LDP Policy SW11.

Residential Amenity

The proposed rear extension would be sited immediately adjacent to the dividing boundary with 29 Edwardsville, located to the north, as previously noted.

Whilst the two-storey development would extend alongside the boundary with this neighbouring property and project a total of 4 metres in depth, it would not have a significant detrimental impact on this neighbouring dwelling. The extension would have a ridge height of 6.6 metres and comprise a pitched roof design. As such, the roof would be sloping away from this neighbouring property and its eaves height would not exceed 5.2 metres. Given its proposed depth and height, the proposal would not be significantly overbearing on this neighbouring dwelling. It is noted however that the extension would result in some loss of light to this neighbouring dwelling's rear windows and garden, mainly during the afternoon/evening. However, this would not be deemed significantly harmful to warrant the refusal of the application since similar relationships are already prevalent in the street. Furthermore, no side facing windows are proposed which would prevent any direct overlooking into the private amenity area of these neighbouring occupiers. Whilst rear patio doors are proposed to serve the first floor bedroom, this would provide access to a Juliet balcony and as such, would not provide any more overlooking opportunities than a first floor rear facing window. It is also noted that no objections have been received as a result of the publicity exercise undertaken.

The proposed development and its relationship with adjoining occupiers is therefore considered acceptable 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:

- Proposed Ground floor Plan, Project Number: 23099, Sheet number: PL05, received: 10th March 2023;
- Proposed Ground floor Plan, Project Number: 23099, Sheet number: PL06, received: 28th April 2023;
- Proposed Elevations, Project Number: 23099, Sheet number: PL07, received: 10th March 2023.

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

2/5/23