

DELEGATED REPORT

Application No: P/23/0184

Site Address: 60 High Street
Bedlinog
Treharris
CF46 6TR

Development: New front bay window

Case Officer: Rebecca Owens

Application Expiry Date: 26th September 2023

Consultation reply date expired: 24th August 2023

APPLICATION SITE

The application relates to an end of terrace dwelling located in a mainly residential area. The site is bound by a dwelling to the north, highways to the south and west (front) and a lane to the east (rear).

PROPOSED DEVELOPMENT

Full planning permission is sought for the installation of a front bay window. The bay window would replace the existing ground floor window. It would project forward of the principal elevation by 0.9m and would be 2.41m in width with a mono pitched roof above with a height of 2.99m. The roof would be covered with grey slate tiles to match the existing roof and the walls of the bay windows would be rendered with a dash finish to match the existing elevations.

PLANNING HISTORY

The relevant planning history is summarised below:

P/23/0040 New front bay window
Refused planning permission on 11 April 2023 for the following reason:

“The proposal, by virtue of its design and siting on the principal elevation, would result in an unsympathetic development that would be detrimental to the character and uniform appearance of the terrace. It would also result in an incongruous addition that would harm the character and appearance of the dwelling. As such the proposal is contrary to Policy SW11 of the Merthyr Tydfil Borough Council Replacement Local Development Plan”.

Subsequent appeal dismissed on 17 July 2023

- P/14/0166 Erection of single storey rear extension and associated steps and retaining wall to rear garden
Granted planning permission subject to condition on 11 August 2014
- P/10/0357 Erection of rear conservatory
Refused planning permission on 18 March 2011
- P/04/0205 First floor extension
Granted planning permission subject to conditions on 25 June 2004

CONSULTATION

Bedlinog and Trelewis Community Council No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a letter was sent to the neighbouring property.

No representations were received from neighbouring occupants following this publicity exercise but a letter of support was received from the local Ward Councillor. To summarise, the councillor considers that the proposal would improve and enhance the property without detracting from the terrace as a whole noting that nearby houses aren't uniform in their design.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

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 Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The application relates to the end property in a terrace of dwellings. This terrace comprises of simply designed dwellings of uniform appearance and the front street scene does not feature any porches, canopies or bow/bay windows. It is noted that this application has been submitted following the refusal of planning permission for bay

window with canopy which was also dismissed at appeal (see history section above). This application no longer includes the canopy element and is simply for a front bay window which would reduce the overall visual impact from the previously unacceptable submission. However, it is considered that the introduction of the proposed bay window would still disrupt the visual rhythm and uniformity of the terrace resulting in an incongruous addition to both the dwelling itself and indeed the terrace as a whole, which would be uncharacteristic and harmful to its uniform appearance and the visual amenities of the wider streetscene. Whilst, it is recognised that there are minor differences between the dwellings within the terrace, this was addressed by the planning inspector in his decision, noting *"The houses in the terrace are stepped in height in response to the topography of the street, nevertheless there is a general consistency to them in terms of fenestration, materials, roof form and building line. There are some minor differences between the appeal property and others in the row, such as the width of the ground floor window and the recess to the front door. One of the houses also has a stone frontage, whereas others are mostly pebble dash render. Nonetheless, these do not detract significantly from the overall uniformity of the row. Similarly, although the appeal property is on the end of the terrace, this does not diminish its contribution to the visual rhythm of the terrace as a whole"*. As such, despite the removal of canopy being deemed as a significant improvement, the proposal would remain contrary to Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring properties but given the scale and nature of the development proposed it is not considered that it would have any harmful impact. The bay window would be sited off the shared boundary with the adjoining dwelling which is also located to the north of the site and occupies a slightly higher level. As such, it is not considered that there would be any unacceptable overshadowing or loss of light. As such, with respect to residential amenity, the proposal would accord with Policy SW11.

In reaching the recommendation, the requirements of section 3 and 5 of the Wellbeing of Future Generations (Wales) Act 2015 have been taken into account. The recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Minister's well-being objective of supporting safe, cohesive, and resilient communities.

Accordingly, the following recommendation is made:

RECOMMENDATION: BE REFUSED

1. The proposal, by virtue of its design and siting on the principal elevation, would result in an unsympathetic development that would be detrimental to the character and uniform appearance of the terrace. It would also result in an incongruous addition that would harm the character and appearance of the dwelling. As such the proposal is contrary to Policy SW11 of the Merthyr Tydfil Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED

DATE: 06.09.2023


Director of Neighbourhood Services

P.P.