

DELEGATED REPORT

Application No: P/23/0177

Site Address: 26 Rocky Road
Penydarren
Merthyr Tydfil
CF47 9JL

Development: Two storey side extension

Case Officer: Rebecca Owens

Site Visit: 26th July 2023

Application Expiry Date: 8th September 2023

Consultation reply date expired: 9th August 2023

APPLICATION SITE

The application relates to a semi-detached dwelling located in mainly residential area within the settlement boundary. The site is bound by a highway to the front and other dwellings to the sides and rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for a two storey side extension. The proposed extension would be erected flush with the front elevation of the property, extending its width by 3.6m. It would also be the same depth as the flank elevation (6.99m) and would have a hipped roof, which would be the same height and pitch as the main roof. The extension would feature a set of French doors and a first floor windows in its front and rear elevations.

PLANNING HISTORY

The relevant planning history is detailed below:

P10/0104 Erection of single storey side extension
 Granted planning permission on 15th June 2010

P/04/0602 Garage (attached to side of house)
 Granted planning permission subject to conditions on 5th January 2005

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 neighbouring properties.

No letters of objection were received following this publicity exercise.

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 one of a pair of semi-detached dwellings located on a street characterised by similar pairs of dwellings, which are all fairly uniform in their appearance and the spacing between them. The proposal would introduce a two storey side extension to the dwelling which is flush with the front elevation. This would have the effect of widening the principal elevation and would result in an extension which is neither sympathetic or subservient. In addition to harming the character of the dwelling itself it would also unbalance the appearance of this semi-detached pair of dwellings which in turn would be detrimental to the character of the wider streetscene. The first floor window and French doors in the front elevation also fail to respect the design of the existing fenestration which further adds to the discordant appearance of the extension. Having regard to the above, the proposal is deemed to be of a poor and unacceptable design, which would harm the character and visual amenities of the dwelling, the pair of semi detached properties and the area in general. As such, the proposal would be contrary to Policy SW11 of the LDP and the advice contained within SPG 6.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring residents. In this respect, the dwelling is bound on three sides by other dwellings with the extension being erected in close proximity to the shared boundary with 27 Rocky Road. However, the extension would be set off this boundary by approximately 1m and would have an eaves height of just over 5m. As such, it is not considered that it would have an overbearing impact to the extent that would warrant the refusal of the application on such grounds. Whilst it is noted that the flank elevation of 27 Rocky Road

contains some windows, being located to the north-west of the site it would not experience any harmful overshadowing or loss of light. It is also noted that no objections have been received following the publicity exercise. The proposed extension would only have a window in its front and rear elevations and the first floor rear window would serve an ensuite and therefore a non-habitable room. As such, no concerns are raised with respect to overlooking or loss of privacy. The proposal is therefore acceptable in terms of residential amenity and in accord with Policy SW11.

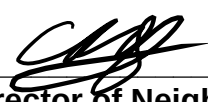
The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. 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 REFUSED

1. The proposal, by virtue of its poor and inappropriate design, siting and size, would result in a dominant and unsympathetic development that would be detrimental to the character and appearance of the existing dwelling. It would also unbalance the pair of semi-detached properties and result in an incongruous development that would harm the character and appearance of street scene. As such the proposal is contrary to Policy SW11 of the Merthyr Tydfil Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

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DATE: 06.09.2023