

DELEGATED REPORT

Application No:	P/22/0196
Site Address:	6 Anthony Grove Abercanaid Merthyr Tydfil CF48 1YX
Development:	Proposed single storey side and front wrap around extension
Case Officer:	Rebecca Owens
Application Expiry Date:	19th September 2022
Consultation reply date expired:	16th August 2022

APPLICATION SITE

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

PROPOSED DEVELOPMENT

Full planning permission is sought for a single storey extension with an 'L' shaped footprint which would wrap around the front and side of the dwelling. The extension would project off the front elevation by 1.515m and off the flank elevation by 2.675m. It would have a maximum depth of 9.215m and a maximum width of 5.165m and would have a hipped roof with a maximum height of 4.3m. It would feature a new front entrance door in its front elevation and a window serving a living room. The rear elevation would have a back door.

PLANNING HISTORY

The relevant planning history is summarised below:

P/22/0092 Wrap around side and front extension incorporating front dormer window
Refused planning permission on 8 June 2022 for the following reasons:

1. *"The proposal, by virtue of its design, siting and size, would result in an 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".*

2. *“The proposed extension by virtue of height, mass and siting in close proximity to the neighbouring property known as 7 Anthony Grove would give rise to an unacceptable overbearing impact which would harm the residential amenity of the neighbouring occupants. As such the proposal is contrary to Policy SW11 of the Merthyr Tydfil Borough Council Replacement Local Development Plan”.*

P/82/0074 Erection of double garage

Granted planning permission subject to condition on 3rd March 1982

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 representations 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. Relevant sections are identified as follows:

- Paragraph 3.4 refers to side extensions noting that *“Side extensions are often visually prominent and have the potential to greatly impact on the character of the building and the wider street scene. Therefore a side extension requires a sensitive approach to its design to ensure it integrates well with the surrounding area and respects the character and appearance of the house”.* It also notes that *“The spaces between buildings, particularly where there is a uniform layout, can be an important element that contributes to the quality of the street and the sense of spaciousness. Side extensions that substantially fill in the gap between buildings can result in an effect that erodes the character of the street with the impression of*

larger buildings of a greater mass". This section of the SPG also refers to semi-detached properties highlighting that these "in particular, are often designed to be symmetrical. By introducing an extension to one side, the appearance of the houses can become visually unbalanced from the front".

- Paragraph 3.5 relates to front extensions noting that *"Extensions that project forward of the dwelling tend to have a significant impact on its appearance and will not integrate well with the wider street scene. Front extensions often conflict with existing building lines, can detract from the appearance of the house and appear unduly prominent or overbearing in relation to neighbouring properties"*.
- Paragraph 3.6 provides advice in relation to porches identifying that *"Porches have the potential to significantly alter the principle elevation of the house and if poorly designed, their prominence can detract from the character and appearance of the area. Care should be taken to ensure that the form and scale of the porch respects the proportions of the house and complements rather than competes with existing features"*.

PLANNING CONSIDERATIONS

The application relates to one of a pair of semi-detached properties, which are generally symmetrically in appearance (with the exception of a modest porch addition to the application dwelling). Indeed, the application site is located on the north eastern side of a residential street along which there are six pairs of semi-detached dwellings which are all of a fairly uniform appearance. However, it is noted that there are other extensions and additions visible from the front street scene. The proposal seeks to provide a wrap around extension to the side and front of the property and it is noted that with the exception of the existing porch to the front of the application dwelling, there are no other examples of front extensions. Whilst it is acknowledged that the proposed front extension would be a more prominent addition to the dwelling being both larger and slightly taller than the current modest porch, on balance, its impact would not be adverse enough to warrant the refusal of the application. In this respect it is noted that the overall impact of the extension on the front street scene is lessened as a result of the difference in level between the dwelling and the adjacent highway, with the dwelling being at a lower position and thus its lower section being less visible. With respect to the side extension element of the proposal, this is generally considered to be of an acceptable design and scale which would not appear out of proportion with the property. It is also recognised that the proposal would introduce a hipped style roof which is not in keeping with the main gabled roof. However, as it is single storey its visual impact would be acceptable. Thus, on balance the impact of the extension on the character and visual amenities of the dwelling itself and indeed the area is general is found to be acceptable and thus the proposal would not contravene Policy SW11 of the LDP or SPG Note 6.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring properties. In this respect it is noted that the extension would only affect the adjoining property to the south east known as 7 Anthony Grove, which occupies a slightly lower level. It is recognised that the proposed extension would be erected in close proximity to the shared boundary with this dwelling, resulting in development which spans 9.215m along the boundary and with a maximum height of 4.3m. However, due to the hipped roof design, the eaves of the roof (where is it closest to 7 Anthony Grove) would be just 2.65m, approximately 3.13m in height from the lower ground level of this neighbouring property. Thus, it is not considered that it would have a significant overbearing impact or

result in an unacceptable level of overshadowing or loss of light. In this respect it is noted that no representations were received following the publicity exercise. The proposal therefore accords with Policy SW11 of the LDP.

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 Title: Proposed Drawings, Drawing Number: 12/2022/PL/003D, Received on 25 July 2022

Drawing Title: Existing and Proposed Drawings, Drawing Number: 12/2022/PL/004B, Amended Plan Received on 31 August 2022

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

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property; or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

3. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.

All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

4. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE: 31/8/22