

DELEGATED REPORT

Application No: P/21/0286

Site Address: 2 Plymouth Gardens
Pentrebach
Merthyr Tydfil
CF48 4BA

Development: Erect two storey side extension

Case Officer: Marlene Ferreira

Site Visit: 12th August 2021

Application Expiry Date: 24th September 2021

Consultation reply date expired: 24th August 2021

APPLICATION SITE

The application site relates to a two-storey semi-detached property, 2 Plymouth Gardens, located in a residential cul-de-sac street. The property, which has been extended to the rear, by means of a conservatory extension, abuts the front highway to the south, Plymouth Street, and The Hills Plymouth cricket ground to the rear. On-site parking is provided along the front driveway which runs along the side of the property. The land opposite the dwelling (on the other side of Plymouth Street) also appears to be used for vehicular parking.

The properties in the street, many of which have been extended to the rear and/or side (mainly via the addition of single storey rear extensions/conservatories and/or side garage extensions), largely relate to semi-detached properties of a similar scale, design and finishes to the application property. 1 Plymouth Gardens, which lies to the west of the dwelling, appears to be the only large detached property within this cul-de-sac street.

The application site lies within the settlement boundary – Primary Growth Area, as designated within the Merthyr Tydfil Replacement Local Development Plan 2016 – 2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a two-storey side extension.

The extension, which would comprise a 0.9 front canopy projection at ground floor, would measure 3.15 metres wide, 6.7 metres deep and 7.25 metres in height. It would provide a garage at ground floor and an additional bedroom, with en-suite, at first floor. The extension would be finished with rendered elevations at first floor, brickwork elevations at ground floor and concrete roof tiles.

PLANNING HISTORY

The Council's records show the following planning history for this site:

P/06/0392 – Erection of conservatory to the rear – Approved: 30th August 2006

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

National Development Framework

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

National Planning Policies

- Planning Policy Wales - Edition 11 (February 2021)

Local Planning Policies

- The Merthyr Tydfil Replacement LDP 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

- Supplementary Planning Guidance (SPG):

SPG Note 6 – Householder Development (2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extension would be acceptable in respect of its impact on the character and appearance of the property and the surrounding area. The impact upon residential amenity, parking provision and highway safety are also primary considerations in the assessment of this proposal.

Character and Appearance

The extension would have a gable end roof design which would match that of the existing dwelling. In addition, it would be set down 0.5 metres from the ridge height of the original dwelling and would be set back 1.9 metres from its front façade. This would reduce the bulk of the extension and ensure that it appears subordinate to the original property. However, it is noted that the width of the extension would be larger than 50% of the total

width of the dwelling, since it would measure 3.35 metres and the total width of the existing dwelling measures 5.35 metres. However, this would only be 0.675 metres wider than 50% of its original frontage and as such, combined with the reduction in height and considerable set back from the front elevation, would be deemed acceptable. As such, it would not significantly detract from the character and appearance of the semi-detached pair. In addition, the extension would be finished in matching material finishes to those existing on the property. Thus, the proposal would be an appropriate form of development which would appear in context with the character and appearance of the dwelling and the wider street scene, and as such would accord with LDP Policy SW11.

Residential Amenity

Given the siting of the extension, the large detached property to the west, 1 Plymouth Gardens, is the property which is most likely to be affected by the proposed development.

The proposed extension would sit immediately adjacent to the dividing boundary with this neighbouring property and would extend 6.7 metres in depth and measure 7.25 metres in height. As such, it would bring the application dwelling substantially closer to this neighbouring property. However, the two-storey addition would lie partly opposite the existing gable end elevation of this neighbouring dwelling and partly opposite its front driveway area and as such, any overbearing impact upon this neighbouring dwelling would mainly be to their front parking area only. Whilst some loss of light would also result to the front windows of this neighbouring dwelling, particularly the window above the garage, it is noted that this neighbouring property's front elevation is south facing and therefore benefits from natural sunlight for most of the day. As such, the overbearing and loss of light impact would not be considered significantly detrimental in this instance.

Since the side extension would not be served by any side facing windows, the proposal would safeguard the privacy of these neighbouring occupiers. It should also be noted that no letters of representation have been received following the publicity exercise. The relationship between the proposed development and the existing neighbouring property is therefore considered acceptable and would comply with LDP Policy SW11.

Parking Provision and Highway Safety

With regards to on-site parking provision and highway safety, it is noted that the existing three bedroom dwelling is served by two on-site parking spaces and the proposed 4 bedroom dwelling, would be served by one on-site parking space. As such, the proposal would increase the demand for on-site parking and result in the loss of one on-site parking space, since the driveway space to the front of the proposed garage would not be able to accommodate any other vehicle. It should be noted however that there is unrestricted on-street parking along the front highway. Furthermore, there is an additional parcel of land, on the opposite side of the road, which has also been shown as part of the application site and also appears to be used for the purpose of parking. As such, it would appear that two on-site parking spaces and additional unrestricted on-street parking could serve the parking requirements of the dwelling, as proposed, without having a significant adverse impact upon highway safety. The proposed development would therefore be considered acceptable in this instance and comply with LDP Policy SW11.

CONCLUSION

For the reasons set out above the proposed development is considered to be acceptable and complies with the relevant LDP policies.

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 no: Plymouth 2 01A, received: 30th July 2021;
- Drawing no: Plymouth 2 02A, received: 30th July 2021;

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. 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.

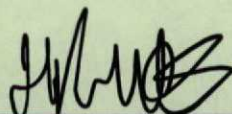
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. 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:

6/9/21