

DELEGATED REPORT

Application No: P/21/0216

Site Address: 5 Melin Caiach
Mill Street
Treharris
CF46 5RU

Development: Replace car port with double garage, single storey side and rear extensions and front porch

Case Officer: Caroline Pulley

Site Visit: 28th June 2021

Application Expiry Date: 4th October 2021

Consultation reply date expired: 31st August 2021

APPLICATION SITE

The application site relates to a two-storey detached dwelling situated off Mill Street in Treharris. The property is accessed from a narrow lane via a steeply sloping private drive. It forms a traditional and simply designed building, which stands alone in a distinctive plot that is at a lower level to the road. The front of the property faces towards the lane and is enclosed from its driveway by a low hedge and some bushes. To the side of the property, there is a small pathway enclosed by a hedge and a second footpath positioned between two small outbuildings. This footpath leads to the rear garden and is sloping in nature. The nearest neighbouring property is located at a right angle to the junction with the lane (Melin Caiach House).

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a front porch, a single storey side extension, a single storey rear extension and a detached garage.

The porch would be centrally located on the front elevation of the property. It would measure 2.7m wide by 1.8m deep and would have a 3.2m high pitched roof.

The single storey side extension would be located along the north-eastern side of the property. It would be set back 0.5m from the front elevation of the house and would extend nearly the full depth of the property. Its footprint would measure 3.5m wide by 7.3m deep. Its flat roof would measure 3.2m in height (when measured from the front) and would feature a 0.5m high roof lantern. The front elevation of the extension would incorporate a single window designed to match the size and shape of the existing front windows. To the side, it would have a large bi-folding door serving a family room and a doorway serving a utility room. To the rear, the extension would feature a single window designed to match the shape and height of the existing rear ground floor windows.

The single storey rear extension would provide a garden room and shower room. It would span across three quarters of the width of the main dwelling and would measure 6.1m wide by 4m in depth. Its flat roof would measure 4.2m in height and would feature a roof lantern. The rear of the extension would feature two small windows and a patio door, which would lead out onto the rear garden via a set of access steps. The materials used for the external surfaces of the extensions and porch would match those of the existing dwelling and include fine down render for the walls and fibre cement slates for the roof.

The proposed garage would be sited in the location of an existing carport. It would measure 7m wide by 6m in depth and would incorporate two garage doors within its front elevation. Its roof would be pitched and would have a maximum height of 4.5m. The external walls of the garage would be finished in render to match the house and the roof would be covered in fibre cement slates.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

Natural Resources Wales: No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a letter was sent to the neighbouring property (Melin Caiach House) and a site notice was displayed at the entrance to the property.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 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.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for

purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Policy EnW5 – Landscape Protection

- Supplementary Planning Guidance (SPG's)

SPG 6 – Householder Design

It is noted in the SPG that *'...any extension or alteration to your property should be sympathetic to its surroundings in terms of its scale, siting and appearance, to ensure it complements neighbouring properties and the wider street scene...'*

'...the size, shape and siting of an extension to your house must be of an appropriate height and form that is in keeping and subservient to the existing building and its setting...'

Section 3.6 relating to porches advises *'The type and style of porch can vary from a simple canopy to an enclosed structure. 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.'*

PLANNING CONSIDERATIONS

The dwelling is located outside of the settlement boundary. However, the principle of extending the property is acceptable subject to compliance with relevant policies and material planning considerations. Therefore, the key issues to consider under the assessment of this application relate to whether the proposed extensions and garage would amount to an acceptable form of development with regard to the impact on the character and appearance of the dwelling and the surrounding area. The impact of the proposed buildings/extensions upon the residential amenities of those living nearby is also an important consideration.

In terms of visual amenity, the proposed entrance porch would be located to the front of the dwelling and would be screened by the hedge and bushes located to the front of the property. The porch is also of an appropriate scale and design, which is proportionate to and responds well to the character and symmetry of the existing dwelling. The single storey extensions also relate well to the existing property in terms of their design, symmetry, scale and appearance. While the proposed garage would be located forward of the main dwelling, it would be sited in the location of an existing car port and it is not considered that the presence of the building would detract from the frontage of the

property as it would be set a significant distance away. Moreover, the scale and height of the garage relates well to the existing property and does not overly dominate it. Taking this in account, the proposal is found to be in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring property. In this respect, it is noted that the property is set away from the neighbouring dwelling known as Melin Caiach House by approximately 25m. Moreover, the porch and the extensions would be of a limited scale and height and as such, the development would not give rise to any unacceptable overlooking, overbearing or overshadowing impacts. Given the separation distance that would also be maintained between Melin Caiach House and the proposed garage, this element would also not cause any adverse impact to the neighbouring property. It should also be noted that no letters of objection or representation have been received in response to the publicity exercise carried out with the application.

Finally, while part of the site is located within a C2 flood risk area and is adjacent to the Taff Bargoed River, NRW have not raised any objection to the proposed development. Accordingly, the application is deemed acceptable from a flood risk perspective.

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

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. 21/10/03 Proposed Garage Plans and Elevations received on 09.08.2021

Proposed Site Plan received on 09.08.2021

Drawing no. 21/10/02 received on 09.08.2021

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

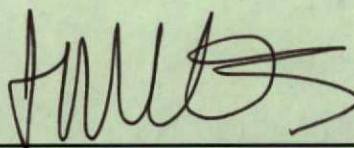
INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

2. The red line boundary outlined on the location plan does not define the curtilage of the dwelling. The application hereby permitted relates solely to the erection of a front porch, single storey rear and side extensions and a detached garage and does not include any extension of garden curtilage.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

31/8/21