

DELEGATED REPORT

Application No: P/21/0223

Site Address: Asherton
9 The Grove
Merthyr Tydfil
CF47 8YR

Development: First floor side extension

Case Officer: Marlene Ferreira

Site Visit: 8th July 2021

Application Expiry Date: 16th August 2021

Consultation reply date expired: 19th July 2021

APPLICATION SITE

The application site relates to a detached two storey dwelling, Asherton, 9 The Grove, located off Brecon Road. The large property, which appears to have been extended over time to the side and rear, benefits from a private and reasonably large rear garden area, a front garden area, which is largely enclosed from the front highway by a high mature hedgerow and two driveway areas.

The property lies in a varied street scene, since the properties differ significantly in terms of their scale and design, ranging from traditional semi-detached properties and modern detached dwellings.

The application site lies within the settlement boundary – Primary Growth Area as designated within the Merthyr Tydfil Local Development Plan 2006-2021.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a first floor side extension above the existing kitchen extension (formerly used as a garage).

The proposed pitched roof extension (with a rear flat roof section) would have a minimum width of 5.6 metres (at the front of the property) and a maximum width of 8.05 metres (at the rear of the property, to include the flat roof section), with a 7.2 metre depth and a 7 metre height. It would provide a larger second bedroom with en-suite. It would be finished with rendered elevations and concrete roof tiles, to match the existing property.

PLANNING HISTORY

P/17/0100 – Single storey rear extension with first floor balcony and erection of garage to side of property – Approved: 16th May 2017

P/17/0010 - Demolish existing garage, side and rear kitchen extension and conservatory. Construct a two storey extension, single storey rear extension with first floor balcony and a garage to side – Withdrawn: 20th February 2017.

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 and two site notices were displayed within the vicinity of the site. One letter of representation was received (which included a copy of a letter submitted under a previously withdrawn application at this site, P/17/0010) following this publicity exercise, which raised the following concerns:

- We live opposite Asherton and were consulted on the last application in 2017;
- The last application was withdrawn since the garage foundations at ground floor were not strong enough to support the new first floor extension;
- Our letter in 2017 highlighted concerns in respect of the roof tile colour of the proposed extension given that the existing roof is a turquoise glazed tile;
- Our letter in 2017 also noted concerns with regards to the height of the proposed extension, which would have a high apex roof seemingly higher than the existing roof;

Ward councillors were advised of the representations received, but have not requested that the application be determined at planning committee. As such, the application will progress to be determined under delegated powers by the Chief Officer Planning and Neighbourhood Services.

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 upon 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 proposed extension would be constructed above the existing side kitchen extension, on the north-eastern side of the property and as such would be set back 3.9 metres from the front façade of the dwelling. This, combined with its appropriate width and pitched roof design, which would fall 0.3 metres below the height of the original roof, would result in a subordinate addition to the property which would not detract from the character or appearance of the dwelling or the wider street scene. Whilst a matching hipped roof would have resulted in a more appropriate roof design, the manner in which it would tie-in to the existing property made this option impractical. As such, the roof design proposed is considered the most appropriate alternative in this instance. Similarly, although a flat roof extension is generally not a welcomed form of development, this would result in a very small flat roof addition which would be sited to the rear of the property and as such would not be visible within the street scene or adversely impact on the character or appearance of the dwelling.

The proposed first floor extension, which would be finished in matching materials to the existing dwelling, would therefore appear as a proportionate and acceptable form of development which would comply with LDP Policy SW11.

Residential Amenity

The first floor extension would be sited immediately adjacent to the north-eastern dividing boundary. As such, the neighbouring properties located to the northeast and east, these being Ty Newydd at 10 The Grove and Cadlan at 10A The Grove, are those most likely to be affected by the proposed extension.

The proposed extension although to be sited immediately adjacent to the dividing boundary, it would be located over 18 metres, at its closest point, from Tynewydd and over 20 metres, at its closest point, from Cadlan. Furthermore, its ridge height would not exceed 7 metres and its eaves height would not exceed 4.7 metres. In addition, its pitched roof design would ensure that it would be sloping away from the dividing boundary with these neighbouring properties. The proposed extension would therefore not result in an overbearing form of development when viewed from the garden of these neighbouring dwellings. Furthermore, whilst some loss of light would result from this proposal, this would be mainly in the late evening, as a result of the orientation of these neighbouring dwellings and as such would not be considered significant or detrimental to the amenities of these adjoining occupiers. Likewise, any loss of privacy would not be significant, since there are no side facing windows which would directly overlook the private amenity areas of these

neighbouring properties. Although the first floor rear bedroom window would still provide some views into these neighbouring gardens, it should be noted that the window would be sited 2.3 metres from the gable end wall and any views would therefore be restricted. Furthermore, it should be noted that this fenestration arrangement is typically found between residential properties and would provide a similar relationship to that hereby proposed, including that between Tynewydd and Cadlan, where their rear facing windows provide some views of their neighbouring rear garden areas.

The relationship between the proposed development and the existing neighbouring properties is therefore considered acceptable and would comply with LDP Policy SW11.

Parking and Highway Safety

The existing dwelling is served by a garage extension to the south-western side of the property. In addition, two on-site parking spaces are provided to the front of the property and the dwelling is therefore served by 3 on-site parking spaces. Whilst the proposed extension seeks to provide a larger bedroom, no additional bedrooms are proposed. As such, the existing parking arrangement is considered sufficient to serve the four bedroom property and as such, would not have any significant or adverse impact upon parking provision or highway safety. The proposal would therefore comply with LDP Policy SW11.

Responses to Representations

- Neighbouring adjoining properties were consulted and two site notices were displayed within close proximity to the application dwelling. The Local Planning Authority have therefore complied with the publicity requirements of applications as set out in the Town and Country Planning (Development Management Procedure) Order (Wales) 2012;
- The assessment as to whether existing foundations are adequate to serve a proposed development is not a planning consideration, but a matter to be considered under the Building Regulations;
- The agent has confirmed that the material finishes of the extension, including the roof tiles would match those existing. A suitably worded condition would form part of any permission;
- The proposed extension, as noted above, would have a ridge height which would be lower than the ridge height of the existing dwelling.

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:

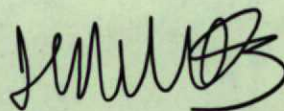
- Drawing number: 0218-01, received: 21st June 2021;
- Drawing number: 0218-02, received: 21st June 2021;
- Drawing number: 0218-03, received: 21st June 2021;
- Drawing number: 0218-04, received: 21st June 2021;
- Drawing number: 0218-05, received: 21st June 2021.

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

3. Prior to the commencement of development, details/samples of the materials to be used in the construction of the external surfaces of the extension shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

16/8/21