

Decision
To go out
Tuesday 2nd Feb

DELEGATED REPORT

Application No: P/20/0290

Site Address: 38 Lakeside Gardens
Gurnos
Merthyr Tydfil
CF48 1EN

Development: Attic conversion comprising of increase in roof ridge height and insertion of roof windows, changes to external elevations including windows and doors and renewal of rear decking at a lower level than existing

Case Officer: Rebecca Owens

Site Visit: 7th December 2020

Application Expiry Date: 19th January 2021

Consultation reply date expired: 1st February 2021

APPLICATION SITE

The application relates to a detached dwelling located in a cul-de-sac location in a mainly residential area and is in the settlement boundary. The site is bound by a highway to the front and other dwellings to the sides and rear. The site occupies a lower level than the adjacent highway to the front and the dwelling and raised decking area are elevated above the sloping rear garden. The site is also substantially elevated above the dwellings to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for an attic conversion which would result in an increase in the ridge height of the main roof ridge. The roof would be increased by 1.288m resulting in the ridge height at the front being 6.814m and the ridge height to the rear increasing to 7.62m. The new roof would feature six velux roof lights (3 in each roof plane) which would serve the bedrooms, landing and en-suite proposed within the attic conversion. The two bedrooms would also be served by first floor windows in the front and rear elevations.

It is also proposed to renew the rear decking. This would have the same footprint as the existing decking but would be at a lower level. The new decking would be 0.35m lower than the existing level and would be enclosed with 1.1m high balustrading. Due to the lower level of the decking, steps would be created down from the doors in the rear elevation and southern side elevation.

Other changes to the external elevations are also illustrated in the submitted drawings but these can be undertaken under the householder's permitted development rights and thus do not require planning consent. These include:

- In the front elevation, alteration and replacement of windows (in anthracite grey), the replacement of the garage door with a galvanised painted grey door and the rendering of the existing stone cladding.
- In the rear elevation, the removal of the existing window and doors and the insertion of two large glazed doors.
- In the northern side elevation a window would be removed.
- In the southern side elevation the existing windows and door would be removed and new French doors and two new windows would be inserted.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

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 adjoining properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

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 site is located in a cul-de-sac characterised by dwellings of different designs and scales, with both bungalows and two storey properties visible within the streetscene. Whilst the proposal would quite substantially alter the appearance of the dwelling, in this context, it is not considered that the attic conversion and associated increase in the roof height would appear out of place or harm the character or visual amenities of the area in general. As such, no concerns are raised in this respect. Similarly, the proposed decking would replace an existing deck almost like for like but at a lower level. As such, this element of the scheme also would not significantly impact on the character or appearance of the property.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the application site occupies a much higher level than the dwellings to the rear. However, given the set back of the dwelling from the western boundary, it is not considered that an increase of the ridge

height of just under 1.3m would have any significant overbearing impact, or result in any harmful overshadowing or loss of light. It is acknowledged that the proposal would introduce a first floor window in the rear elevation, which would face towards these properties to the west. However, due to the difference in levels this window would look directly over the tops of these dwelling. Whilst it is acknowledged that it may allow for views downwards to their rear gardens and windows, it is considered that these would be at such an angle as to prevent any substantially harmful overlooking or loss of privacy and it is noted that no concerns have been raised in this respect following the publicity exercise. Similarly, with regard to the replacement decking, it is noted that the existing decking allows a level of overlooking to the rear gardens and windows of the properties to the rear. The replacement of this decking would still have an impact in this respect but this would be no greater than that which already exists. In fact, the impact is likely to be slightly less given the proposed reduction in height. Thus on balance, and given the lack of any objections, it is not considered justified to refuse the development based on the impact of the rear window or new deck area on loss of privacy grounds.

The application site is also adjoined by dwellings on either side, 37 Lakeside Gardens to the north and 39 Lakeside Gardens to the south. However, given that the roof slopes upwards away from the side boundaries and the eaves height of the dwelling would remain unchanged, it is not considered that the increase in the ridge height would result in any overbearing impact or harmful overshadowing. It is recognised that the proposal would introduce six roof lights in the new roof, with three looking towards the dwelling to the north and three towards the dwelling to the south. However, as these would be positioned 1.7m above the internal floor level, they would not allow the occupants of the property easily to look out.

Finally, whilst a first floor windows would be introduced into the front elevation, this would look towards undeveloped land opposite and thus no concerns are raised in respect to the impact of the this element of the scheme.

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.

Having regard to the above considerations and with the lack of any representations following the publicity exercise, the proposal is found to be acceptable in terms of its impact on visual and residential amenity and thus complies with Policy SW11 of the LDP. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

CONDITIONS/REASONS:

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 Ground Floor, Drawing Number: 02028002-03 Rev. A, Received on 24 November 2020.

Drawing Title: Proposed Elevations, Drawing Number: 02028002-04 Rev. B, Amended Plan Received on 14 January.

Drawing Title: Proposed Site Plan, Drawing Number: 02028002-05 Rev. B, Amended Plan Received on 14 January.

Drawing Title: Proposed First Floor, Drawing Number: 02028002-06 Rev. B, Amended Plan Received on 14 January.

Drawing Title: Sections, Drawing Number: 02028002-08 Rev. B, Amended Plan Received on 14 January 2021.

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

3. Prior to the construction of the roof hereby approved, details/samples of the materials to be used in the construction of the external surfaces of the roof; 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 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.

4. Notwithstanding the provisions of schedule 2, part 1, classes B and C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no enlargements of the dwellinghouse consisting of an addition or alteration to its roof or any other alterations to the roof of the dwellinghouse erected/undertaken other than those expressly authorised by this permission.

Reason - In the interest of visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

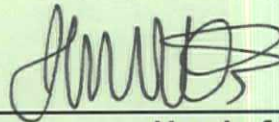
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should 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. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

2/2/21