

DELEGATED REPORT

Application No: P/20/0315

Site Address: 3 Upper High Street
Bedlinog
CF46 6RY

Development: Two storey and single storey rear extension

Case Officer: Caroline Pulley

Site Visit: 11th January 2021

Application Expiry Date: 12th March 2021

Consultation reply date expired: 1st February 2021

APPLICATION SITE

3 Upper High Street is a locally listed terraced dwelling situated within the residential area of Bedlinog. The property is orientated to face a southerly direction onto the highway. It is set back from the road by approximately 15m and has a long garden to the front. To the rear, the garden is shorter in length and is entirely covered by a single storey lean-to extension. This extension projects approximately 1.5m beyond the back wall of the single storey extension located at number 4 Upper High Street (to the east). It has a side facing window which directly overlooks the rear garden of number 4. The property on the other side of the application dwelling (number 2 Upper High Street) has a full width, single storey rear extension, which is of a similar depth to the extension located to the rear of number 4.

PROPOSED DEVELOPMENT

This application seeks planning permission for the construction of a two-storey and single storey extension across the back wall of the dwelling. The development would consist of a two-storey addition measuring 3.1m in depth, and a larger ground floor addition with an overall depth of 4.4m.

The two-storey extension would have a pitched, apex roof design with a maximum height of 5.7m, with a monopitched roof structure covering the single storey aspect of the proposal to a maximum height of 3.35m from ground level. The proposed extension would accommodate a kitchen and toilet on the ground floor. At first floor, the extension would accommodate a bathroom and an additional bedroom. The single storey lean-to roof would feature three skylight windows. The first floor rear elevation of the extension would contain two windows serving a bedroom and a bathroom. The eastern side elevation

(facing number 4) would also contain an external access door. This would be positioned directly on the common boundary. It is proposed the extensions would be finished externally with flat silicon base finish and Marley Wessex or similar roof tiles.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

Bedlinog Community Council: No objection.

PUBLICITY

In accordance with the Town and 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

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) 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 TANs to this application are 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 CW1 – The Historic Environment

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

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The key considerations in the determination of this application are considered to be the visual appearance of the development and its impact on the character and appearance of the surrounding area, and the impact of the development on the amenity and privacy of neighbouring properties.

In terms of visual amenity, the property forms part of a locally listed terrace. However, given that the extensions would be located to the rear of the property and in the position of the existing single storey extension, the development would not materially affect the setting of the street. It is noted that the development would not be strictly in accordance with the Council's SPG (Note 6) as it would cover the extent of the rear garden. However, in this case, there is already a single storey extension in situ, which projects to the same depth as the proposed ground floor extension. The two-storey part of the development would also be stepped back from the rear boundary and its roof would be set down from the ridge. Taking this into account, it is not considered that the scale or depth of the two-storey or single-storey extension would be detrimental to the character and appearance of the dwelling or the surrounding area. An appropriate worded condition would also ensure that the external finishing materials would match those used on the existing property.

In terms of residential amenity, due to the proximity of the extension to neighbouring properties, there would be some overshadowing and overbearing impacts arising from the development. Notwithstanding this, the two-storey part of the development would not be excessive in terms of its depth. Furthermore, as the roof of the existing single storey extension sits just below the first floor window, the impact arising from the walls of the two-storey part of the development would not be significantly greater than the impact experienced as a result of the existing extension. In terms of overlooking, there would be no windows in the eastern or western side elevation of the extensions. Whilst a doorway is proposed directly on the boundary with number 4 Upper High Street, the neighbour's have not raised any objection to the scheme and the impact from the door in terms of overlooking would be no greater than the impact resulting from the existing window. Whilst there is some concern that the doorway would lead into the neighbour's garden, ultimately, this is a matter for the respective owners and the granting of planning permission does not override a landowner's right to restrict access. Taking this into account in combination with the fact that there have been no objections raised to the scheme, the proposal is deemed acceptable.

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 number 1 of 2 received on 13.01.2021

Block plan received on 17.12.2020

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.

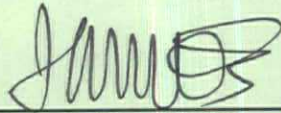
Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

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

2. 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.

RECOMMENDATION ENDORSED

A handwritten signature in black ink, appearing to be "James" followed by a stylized flourish.

Head of Town Planning

DATE:

11/2/21