

DELEGATED REPORT

Application No: P/20/0173

Site Address: 20 Oakfield Street
Aberfan
Merthyr Tydfil
CF48 4QB

Development: Construct two storey rear extension and extend front canopy

Case Officer: Marlene Ferreira

Site Visit: 4th August 2020

Application Expiry Date: 30th September 2020

Consultation reply date expired: 24th August 2020

APPLICATION SITE

The application site relates to a terraced dwelling, 20 Oakfield Street, in the area of Aberfan. The property lies in a street of similar sized dwellings of a similar appearance, some of which, including the application site, have been extended by means of single and/or two-storey extensions and/or garages/outbuildings. The street steeply rises from the east to the west and the roofs of the houses are therefore stepped to follow this gradient. The property, like others within the street, slopes steeply from the front (south) to the rear (north) and is served by a relatively long rear garden area, enclosed by a brick wall from the rear lane (which runs along the back of these dwellings). Some of the properties benefit from rear parking areas. The application property however is served by on-street parking facilities only, located along the front highway.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a two storey rear extension (with part single storey only) and extend the front canopy.

The proposed two-storey pitched roof extension would measure 4 metres wide, 5.5 metres deep with a 6.6 metre ridge height. The proposed single storey 'L' shaped flat roof extension would project further to the side and to the rear than the two-storey element and measure 4.6 metres wide, 1 metre deep with a 3 metre flat roof height. The combined extensions would provide an extended kitchen/dining area at ground floor and a larger bedroom and larger landing at first floor.

The proposed canopy extension would project over the front entrance doorway (as well as the bay window). It would measure a total of 4.6 metres wide, 1 metre deep and 0.55 metres in height.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining occupiers. No letters of representations have been received as a result of this exercise.

POLICY CONTEXT

The following policies of the Merthyr Tydfil Replacement LDP 2016-2031 are relevant to the assessment of this application:

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extensions, in terms of their siting, design and scale, would be an acceptable form of development with regards to their impact upon the character and appearance of the property and the street scene. The impact upon residential amenity and highway safety are also important considerations.

Character and Appearance

The proposed two storey (and part single storey) extension would be sited to the rear of the dwelling. As such, the proposed development would not be viewed from the dwelling's primary frontage and would therefore not disturb the character and appearance of the terraced street scene. Whilst the extension to the front canopy would form part of the wider street scene, this would amount to a low key alteration, which would be conditioned to be finished in matching roof tiles to the original dwelling, and as such would appear as an acceptable and appropriate alteration to the front of the property. Indeed, the front canopy which is to be extended over the front entrance and/or bay window appears to be characteristic of the properties within this street.

The two-storey and single storey extensions combined, would project a total of 6.5 metres in depth. The first 5.5 metres would relate to the two-storey development whilst the remaining 1 metre relates to the single storey flat roof element beyond. However, it should be noted that the proposal would be constructed between two neighbouring extensions, one of which has a single storey mono-pitched rear projection with a significantly high ridge height (located to the east – 18 Oakfield Street) and the other, which has a single flat roof rear projection and a single storey mono-pitched rear projection, also with a significantly high ridge height (located to the west – 22, Oakfield Street). This neighbouring property however has also recently had planning permission (P/20/0149) for the erection of a two-storey rear projection. It is also noted that the ridge height of this proposed two-storey development would be significantly lower than the main ridge height of the original dwelling. The extensions would also be conditioned to be constructed with matching finishes to the original dwelling, e.g. concrete roof tiles, rendered elevations and Upvc windows. Furthermore, the proposal reflects other existing developments of a similar design and scale, which already exist to the rear of nearby properties. The proposal would therefore amount to a proportionate and sympathetic form of development which would not detract from the character and appearance of the existing dwelling or its rear street scene.

The proposed development would therefore comply with LDP Policy SW11.

Residential Amenity

The proposed rear extensions would be sited alongside the boundary with the neighbouring properties (18 and 22 Oakfield Street). Whilst the single storey part of the extension would be considered acceptable, given its overall height and the fact that no overbearing or loss of privacy impact would arise from this part of the proposal, the two-storey part of the development requires careful consideration. In respect of the front canopy extension, this part of the proposal, given its siting scale and design would also be deemed acceptable with regards to its impact upon the amenities of adjacent occupiers.

In respect of 22 Oakfield Street, the two-storey part of the development would extend alongside the boundary with this neighbouring property and project a total of 5.5 metres. It would therefore extend beyond the existing neighbouring single storey rear extension. However, the proposed extension would comprise a pitched roof profile, which slopes away from this neighbouring dwelling and would have a 5.4 metres eaves height. As such, the proposed extension would not be considered to have a significant overbearing or loss of light impact on this neighbouring property, particularly, since these neighbouring occupiers are also currently proposing to construct a two-storey, 5 metre deep, rear extension. Furthermore, no side facing windows are proposed which would prevent any direct overlooking into the private amenity area of this neighbouring property.

In respect of 18 Oakfield Street, the two-storey part of the development would run alongside the boundary with this neighbouring property and project a total of 5.5 metres. It would also extend beyond the neighbouring single storey rear extension. This would cause some overshadowing to the rear garden area of this neighbouring property. However, the extension would be set 0.85 metres off this dividing boundary and its pitched roof design would slope away from this neighbouring property and have an eaves height of 5.4 metres only. The combined siting and design of the proposed two storey extension would ensure that the loss of light and overbearing impact on this neighbouring property would not be significant. Indeed, a similar relationship is already prevalent in the street between other neighbouring properties who have had similar rear two storey extensions. Furthermore, no

side facing windows are proposed which would prevent any direct overlooking into the private amenity area of these neighbouring occupiers.

The proposed development and its relationship with adjoining occupiers is therefore considered to comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development does not seek to provide any additional bedrooms and as such would not increase the demand for on-site parking at the property. In addition, unrestricted on-street parking is available along the highway at the front of the property. As such, the proposed development would not have an adverse impact upon parking provision or highway safety and would comply with LDP Policy SW11.

Conclusion

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

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:

- Proposed Ground Floor Plan, received: 29th July 2020;
- Proposed First Floor Plan, received: 29th July 2020;
- Proposed Front Elevation, received: 29th July 2020;
- Proposed Rear Elevation, received: 29th July 2020;
- Proposed Side Elevations, received: 29th July 2020;

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

3. **Prior to the commencement of development** the following samples/details shall be submitted to and approved in writing by the Local Planning Authority:

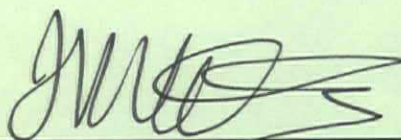
- roof tiles/finish (pitched roof and flat roof);

- render;
- windows.

The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason - To ensure that the external appearance of the proposed extensions/alterations will be in keeping with the character of the area in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

24/9/2020