

DELEGATED REPORT

Application No: P/20/0175

Site Address: 19 Mountain Rise
Brecon View Park
Heolgerrig
Merthyr Tydfil
CF48 1BB

Development: Erect single storey rear extension

Case Officer: Marlene Ferreira

Site Visit: 11th August 2020

Application Expiry Date: 23rd September 2020

Consultation reply date expired: 26th August 2020

APPLICATION SITE

The application site relates to a two-storey semi-detached dwelling, 19 Heolgerrig Rise in the area of Heolgerrig. The dwelling is served by a spacious driveway area to the side of the property. At the rear, an elevated patio area (given that the site slopes down from the northwest to the southeast) with a gentle sloping garden area beyond, is provided. The dwelling has not been extended since it was originally constructed.

The property lies in a small close with two other detached and semi-detached properties, which although vary in scale, share similar characteristics and finishes.

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 erect a single storey extension to the rear of the property. The flat roof extension would provide an enlarged kitchen/living area and would be constructed on the elevated rear patio area. It would measure approximately 4.9 metres wide, 5 metres deep and 2.95 metres in height (3.45 metres to the top of the lantern roof light). It would be finished with brickwork elevations, a single ply membrane flat roof and UPVc windows.

PLANNING HISTORY

The council's records do not show any other recent or relevant planning history relevant to the assessment of this application.

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. No letters of representation were received following this publicity 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 extension would be acceptable with regards to its impact upon the character and appearance of the dwelling and the wider street scene, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed extension, as a result of its siting at the rear of the property, its single storey height and its modest scale, would amount to an acceptable addition to the dwelling. Whilst views of the extension could be achieved from the front streetscene along Cyfarthfa Rise, the extension, which would also be finished in matching brickwork elevations, would appear as a proportionate and sympathetic addition to the property. The proposal would therefore result in an acceptable form of development which would not detract from the character or appearance of the dwelling or the wider area. It would therefore comply with LDP Policy SW11.

Residential Amenity

The extension would be sited adjacent to the neighbouring semi-detached dwelling, 18 Mountain Rise and would run alongside their eastern side boundary. However, it would be set 0.2 metres off the dividing boundary with this neighbouring property and, due to its single storey height, would only be 1.15 metres higher (approximately) than the dividing boundary fence between the two properties. As such, it would not result in an overbearing form of development which would generate any significant loss of light to this neighbouring property. In addition, it would not comprise any side facing windows/doors and as such would safeguard the private amenities of this neighbouring property.

Whilst it is noted that there are other properties located to the rear of the application site and the extension would be served by rear patio doors which would result in some

overlooking into the rear garden of these neighbouring properties, it should be noted that the extension would be sited at a significant distance from the dividing boundary with these properties. Furthermore, overlooking from this property into the rear gardens of these dwellings is already achieved from the existing rear patio doors at ground floor, rear windows at first floor and the elevated rear patio area. As such, the proposed development would not be significantly more harmful than the existing arrangement with these neighbouring properties.

The relationship between the proposed development and nearby occupiers would therefore be acceptable and comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide an extended kitchen/dining area at the property, and as such, would not increase the demand for on-site parking. Thus, the proposal would not have a detrimental impact on 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.

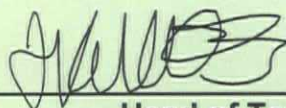
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

- Drawing no: 20-006-1, Proposed Single Storey Rear Extension, received: 29th July 2020.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

16/09/20