

DELEGATED REPORT

Application No:	P/20/0105
Site Address:	8 Morgan Street Merthyr Tydfil CF47 8TP
Development:	Construct three storey rear extension, lay hard standing and new timber access gate to the rear
Case Officer:	Marlene Ferreira
Site Visit:	8th June 2020
Application Expiry Date:	29th October 2020
Consultation reply date expired:	5th October 2020

APPLICATION SITE

The application site relates to a mid-terraced three storey dwelling located in a residential street in The Quar. The property is two storey at the front and three storey at the rear, since the land slopes down from the southwest to the northeast. The lower ground floor area, used as a store, only has external access. The dwelling has been constructed at a lower ground level to the neighbouring dwelling 7 Morgan Street and at a higher level to the neighbouring flats at 9 Morgan Street, since the street also slopes down from the west to the southeast. The dwelling benefits from a small courtyard which is enclosed from the front highway by a low rendered wall. The property's rear garden backs onto Grawen Terrace and an access is provided off this rear street. The dwelling is not served by on-site parking but on-street parking is provided along the rear of the property on Grawen Terrace.

The property lies in a street of similarly designed two-storey terraced properties, where some have been extended to the rear by means of single storey and/or two storey extensions and even garage additions. The application dwelling has been extended to the rear by a first floor extension (with steps providing access off the garden level) which provides a rear porch with shower room and WC.

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

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing extension and steps and construct a three storey rear extension. The proposal also includes the laying of a

hardstanding in the rear garden and the installation of a vehicular access gate to the rear boundary.

The three storey extension would measure 7.05 metres wide, 4 metres deep and 9.1 metres in height. The extension, including the conversion of the store room would enable the creation of a large lounge area at lower ground floor (which would include a new internal staircase leading to the ground floor). At ground floor, a larger kitchen area with utility room and bathroom would be provided. At first floor, a third bedroom and a bathroom would be provided.

The proposed hardstanding would provide a parking space to serve the property. It would be finished with permeable block paving and measure approximately 3.5 metres wide by 5.5 metres deep and would be raised approximately 1.1 metres above the rear garden level. This would provide level access onto the rear highway (Grawen Terrace). The rear gate and part of the rear stone wall would be removed to allow for the installation of a 3.5 metres wide by 2 metre high sliding timber gate.

PLANNING HISTORY

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

CONSULTATION

Consultations have not been carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining properties. One letter of representation was received which raised the following concerns:

- The road is very busy as there is a one way system in this area. The rear lane is used by all cars needing access to this area. The access would also be very close to a junction. This would be a danger to the public if cars were exiting from the property onto this lane;
- The new extension would impact on the neighbours amenity area and the overlooking would be extensive as this property has three stories and the neighbouring property only two, the overbearing impact of this would be immense;
- The applicant cannot join with any part of the neighbouring roof or property (7 Morgan Street) and will not be able to place any scaffolding onto the neighbouring property (7 Morgan Street);
- The applicant does not reside at the property but rents it out and there are concerns with the quality of the works as they are carried out.

Committee members were advised of the objection letter received, however, they 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 of Planning and Neighbourhood Services.

POLICY CONTEXT

Local Planning Policies

- The Merthyr Tydfil Replacement Local Development Plan 2016-2031

SW4 – Settlement boundaries/location constraints

SW11 – Sustainable design and place making

- Supplementary Planning Guidance (SPG)

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

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposed works, by virtue of their scale, design and finishes, would be acceptable in terms of their impact upon the character and appearance of the dwelling, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed three storey extension would be located to the rear of the dwelling, away from the street frontage. As such, it would not have an adverse impact on the appearance of the dwelling when viewed within the front street scene. Whilst the rear extension would appear as a prominent addition when viewed from the rear highway (Grawen Terrace), its design, scale and finishes (which would be conditioned to be finished in matching materials to those that already exist on the property) would be considered acceptable. Indeed, the neighbouring properties have also had substantial rear extensions, which also appear prominent when viewed from Grawen Terrace. Whilst many of these appear to be two storey and not three storey extensions, it should be noted that the lower part of this extension would be screened by the existing 2 metre high garden wall and proposed 2 metre high gate. As such, this part of the extension would not be viewed from the rear street scene. The proposed extension would therefore be in context with the character and appearance of the area and accord with LDP Policy SW11.

Likewise, the proposed hardstanding area is also considered acceptable. This would be finished in permeable block paving and would be provided within the rear garden. It would be raised by approximately 1.1 metres (from the garden level which is at lower level) to ensure that the vehicle access is level with that of the adjoining road. The parking area would be enclosed from the highway by the existing stone wall and a 2 metre high timber gate. As such, it would remain screened when viewed from the rear. It should be noted however that other hard standings and large substantial garages have also been constructed to the rear of the neighbouring properties. This part of the proposal would therefore be in context with the rear street scene and comply with LDP Policy SW11.

Residential Amenity

The proposed development would be constructed between 7 and 9 Morgan Street, which are the neighbouring properties most likely to be impacted by this proposal.

In respect of 7 Morgan Street, it should be noted that the three storey extension would project 4 metres from the rear of the dwelling and run adjacent to the dividing boundary with this neighbouring dwelling. However, the extension would be set 0.5 metres away

from the dividing boundary and would only project a further 0.7 metres further forward of this neighbouring property's rear two-storey extension. Beyond the neighbour's rear two storey extension, a 3.2 metre deep conservatory has also been constructed. As such, the proposed extension would not appear overbearing or result in any significant loss of light to this neighbouring property. New larger windows would be installed to the rear of the three storey extension which could result in increased overlooking into the rear garden of this neighbouring dwelling. However, it should be noted that the addition of windows on the rear elevation of the extension is a requirement to serve the extended dwelling. In addition, this arrangement, whereby rear facing windows provide overlooking into neighbouring adjacent gardens, is a prevalent arrangement particularly in a terraced row as in this instance. Indeed, the large rear facing windows of 7 Morgan Street, provide overlooking into the rear garden of this application site. As such, the fenestration arrangement as proposed is also considered acceptable and would not result in any significant loss of privacy.

In respect of the flats at 9 Morgan Street, it is noted that the three storey rear extension would project 4 metres from the rear of the property and run immediately adjacent to the dividing boundary of this property. It should be noted however that this neighbouring property extends a further 2.4 metres to the rear than the application dwelling. As such, the rear projection of the three storey extension would only project a further 1.6 metres to the rear elevation of this neighbouring property. Thus, it would not have any significant overbearing impact on this neighbouring property. Whilst this arrangement would cause some loss of light to the rear ground and first floor windows of this neighbouring property, which are nearest the dividing boundary with the application dwelling, this would not be considered significant, particularly since those small windows do not appear to be serving any habitable rooms. The proposed three storey extension is therefore not considered to have a significant adverse impact on the amenities of these nearby occupiers. In respect of the proposed fenestration arrangement to serve the proposed extension, it should be noted that these windows would enable overlooking into a parking area which is provided to the rear of 9 Morgan Street. As such, it would not result in any loss of privacy to these neighbouring occupiers.

The relationship between the existing dwelling and the neighbouring properties either side, would therefore be considered acceptable and would comply with LDP Policy SW11.

Whilst it is noted that the proposal also includes the provision of a driveway and a new gated access to the rear of the property, it is considered that this part of development, by virtue of its siting and scale, would not have an adverse impact on the privacy or amenities of nearby adjoining occupiers and would also comply with LDP Policy SW11.

Parking and Highway safety

The proposed extension seeks to provide additional living space at ground floor and lower ground floor and an additional bedroom at first floor. As such, it would therefore increase the demand for on-site parking. However, the development also includes the provision of a rear driveway which can accommodate one vehicle. In addition, there is additional unrestricted on-street car parking available within the highway at the rear of the property. The Engineering and Traffic Group Leader has considered the proposed development and parking arrangement and has not raised any objections. The proposed development is therefore not considered to have a significant detrimental impact upon highway safety and would comply with LDP Policy SW11.

Responses to Representations

Most of the representations received have already been addressed in the main body of the report. In respect of the other concerns raised, it is advised that issues regarding land ownership, including the need to access neighbouring land to carry out works, is a civil matter between the applicant and neighbouring occupiers, and outside the control of the local planning authority. The concerns regarding the quality and or safety of the works to be carried out on-site are also not planning matters.

CONCLUSION

For the reasons discussed above, the proposed development would comply with the relevant policies and should therefore be approved.

Finally, I have considered 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"). In reaching this decision, I have taken into account the ways of working set out at section 5 of the WBFG Act and I consider that this decision 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 1 of 3, received: 16th July 2020;
- Drawing 2 of 3, received: 21st September 2020;
- Drawing 3 of 3, received: 21st September 2020;
- Drawing 4 of 4, received: 3rd September 2020;

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

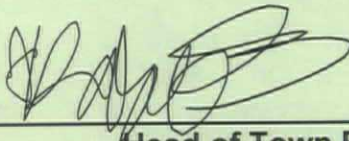
0. **Prior to the commencement of development** the following samples/details shall be submitted to and approved in writing by the Local Planning Authority:

- roof tiles;
- render;

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 development 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

A handwritten signature in black ink, appearing to be 'D. Jones', written over a horizontal line.

Head of Town Planning

DATE:

05/10/20