

DELEGATED REPORT

Application No: P/20/0293

Site Address: 153 Gilfach-cynon
Twynyrodyn
Merthyr Tydfil
CF47 0PR

Development: Construct two storey rear extension (part above existing ground floor extension)

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 22nd January 2021

Consultation reply date expired: 23rd December 2020

APPLICATION SITE

The application site relates to a terraced dwelling, 153 Gilfach Cynon, in the area of Twynyrodyn. 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. The single storey extension to the rear of this property overhangs the boundary with the neighbouring dwelling and this appears to be a frequent form of development along the street. The street steeply rises from the west to the east and the roofs of the houses are therefore stepped to follow this gradient. The property, like others within the street, also slopes from the front (north) to the rear (south) and the rear garden/patio area is therefore located at a lower level to the dwelling. The application property is not served by any on-site or on-street parking facilities.

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, part of which would be constructed above the existing rear extension (measuring 2.8 metres wide and 6.2 metres deep with a 3.3 metres eaves height and a 3.4 metre ridge measured from the neighbouring dwellings', 152 Gilfach Cynon, ground level (which is at a higher level)).

The two-storey extension (in its entirety) would be 4.65 metres wide, 6.2 metres deep with a 5.5 metre eaves height and a 6.9 metre ridge height. The extension (combined existing and proposed) would provide a larger kitchen area at ground floor and an en-suite bedroom at first floor. It would be finished with concrete roof tiles, rendered elevations and UPVc windows.

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 were 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 two-storey extension, in terms of its siting, design and scale, would be an acceptable form of development with regards to its 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 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.

The extension, which would be finished in matching materials and finishes to the existing dwelling, would extend to the full width of the rear elevation and would project a total of 6.2 metres in depth. Its depth would therefore not exceed the depth of the existing single storey extension. Its ridge height would also be significantly lower than the ridge height of the original dwelling and its eaves height would not exceed 5.5 metres. Furthermore, the proposal would be constructed between two neighbouring single storey extensions (to the rear of 152 and 154 Gilfach Cynon), and would be reflective of other similar two-storey extensions along the rear of the other properties situated on this street and on other nearby terraced streets. The proposal would therefore be considered to 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 and would therefore comply with LDP Policy SW11.

Residential Amenity

The proposed rear extension would be sited alongside the boundary with the neighbouring properties (152 Gilfach Cynon, located to the east and 154 Gilfach Cynon, located to the west).

In respect of 152 Gilfach Cynon, the two-storey development would extend along the boundary with this neighbouring property and project a total of 6.2 metres. It would therefore not extend beyond the depth of the existing single storey extension. It would also comprise a pitched roof profile which slopes away from this neighbouring dwelling and would only be 1.55 metres higher than the ridge height of the existing rear monopitched roof extension (at the application site). Therefore it would not have a significant overbearing impact upon this neighbouring dwelling. Whilst this proposal would cause some loss of light and overshadowing to the rear windows and part of the garden serving this neighbouring dwelling, this would be mostly in the late evening, and again, it would not be significantly more harmful than the existing arrangement. As noted previously, other two-storey extensions have been constructed along this street, which share a similar relationship to that between the application site and 152 Gilfach Cynon. Furthermore, there are no side facing windows proposed which would provide any direct overlooking into the private amenity area of this neighbouring dwelling. It should also be noted that no letters of representation have been received from these neighbouring occupiers.

In respect of 154 Gilfach Cynon, the two-storey development would be set 0.2 metres away from an existing flat roof single storey extension at this neighbouring dwelling. The proposal would therefore run alongside this neighbouring extension and would only project a further 0.2 metres to the rear. The proposed extension would also have a 5.5 eaves height and as such would only be 2.6 metres higher than the flat roof height of the neighbouring extension. It would therefore not have a significant overbearing impact upon this neighbouring dwelling. The proposal however, would cause some overshadowing to the windows and garden of this neighbouring dwelling, however, this would be mainly in the early morning and would not be significantly more harmful than the existing arrangement. Indeed, similar relationships to that proposed are already prevalent in this street and other nearby terraced streets. Whilst it is noted that a first floor side facing window would be facing this neighbouring dwelling, this would be a high level obscurely glazed window to serve the en-suite and would therefore not allow for any direct overlooking into the neighbouring dwellings rear garden. In this respect it should also be noted that no letters of representation have been received from 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 seeks to provide an additional bedroom and as such there could be an increase in the demand for on-site parking. However, the occupiers do not currently benefit from on-site parking nor are they able to provide satisfactory off-street parking to serve the dwelling. In addition, on-street parking along the front highway is restricted by the existing double yellow lines and barriers along the front pavement. There

is however, unrestricted on-street parking facilities along Arfryn Place, which could serve the parking needs of this property and others in the immediate area. As such, given the current arrangement, and the nearby on-street parking facilities, the proposed development would not have an adverse impact upon parking provision or highway safety and would therefore 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 number: 02020102-02, received: 27th November 2020;
- Drawing number: 02020102-03, received: 27th November 2020;
- Drawing number: 02020102-04, received: 27th November 2020;
- Drawing number: 02020102-05, received: 27th November 2020;
- Drawing number: 02020102-06, received: 27th November 2020.

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

3. Before the development hereby permitted is brought into use, the high level ensuite window to the western side elevation, shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority. The window shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord 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:

19/1/21