

DELEGATED REPORT

Application No: P/20/0295

Site Address: 4 Wingfield Street
Aberfan
Merthyr Tydfil
CF48 4RA

Development: First floor rear extension

Case Officer: Caroline Pulley

Site Visit: 10th December 2020

Application Expiry Date: 25th January 2021

Consultation reply date expired: 24th December 2020

APPLICATION SITE

The application site relates to a mid-terraced property located within the residential area of Aberfan. The property is bound by neighbouring dwellings on both sides. Its main back wall has been extended with an 'L' shape, single storey extension which projects 5.4m along the eastern boundary and 3.3m along the western boundary. Its rear garden measures approximately 11m in length and has a south facing aspect onto a narrow service lane. The neighbouring property to the east (no.5) is on a slightly lower ground level. It benefits from a single storey extension along the dividing boundary which is set back from the back wall of the applicant's extension. The other neighbouring property (no.3) benefits from a similar 'L' shaped single storey extension.

PROPOSED DEVELOPMENT

This application seeks full planning permission for a first floor, rear extension. The proposed extension would measure a maximum of 4.6m in width by 5.4m in depth along the eastern boundary and 3.3m in depth along the western boundary. The roof covering the main part of the extension would be pitched to a height of 7.1m. The roof covering the longer and narrower part of the extension would be hipped and would have a maximum height of 6.4m.

The proposal would provide a bedroom and a bathroom with two windows being sited in the rear first floor elevation. The proposal also details the siting of a skylight window within the east facing roof slope of extension. The ground floor fenestration would remain unchanged.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

None undertaken.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties were displayed within the vicinity of the site

One letter of representation has been received raising the following points/concerns:

- There are no issues with the design, although it is noted that some natural light and privacy to the neighbour's rear garden might be lost;
- It is noted that the proposed works would result in some disruption and noise from builders but this can be kept to a minimum and work will only continue in a normal working week.
- It is highlighted that it would be advisable for the boundaries to be checked before construction starts.

Local Ward Members were advised of the objection received to this application however, no request has been submitted requiring the application to be reported to the Planning Committee. As such, the application will progress to be determined by the Chief Officer Planning and Neighbourhood Services.

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

PLANNING CONSIDERATIONS

The key considerations with regard to the application are considered to be the impact of the proposal upon neighbouring residential amenity and the visual appearance of the development, and its impact on the character and appearance of the existing dwelling and wider locality.

In terms of visual appearance, the proposed extension would be sited to the rear of the property and would not be a visible addition when viewed from the front of the terrace. Whilst the extension would be visible from neighbouring properties, it would be of an appropriate scale which is subservient to the existing property. However, there is some concern that the hipped roof covering part of the extension would not be in keeping with the shape of the main roof and this concern has been raised with the applicant. Nevertheless, amended plans have not been forthcoming. While this is regrettable, the hipped roof only covers a small proportion of the overall extension. Taking this into account, it is not considered that the proposed development would have such a detrimental impact on the character of the existing property or the overall visual appearance of the wider area. A condition would also ensure that the overall finish of the extension would be in-keeping with that of the main property.

Turning to residential amenity and the points raised by the neighbour, it is acknowledged that a large part of the extension would extend across the full width of the property. Consequently, it would be sited directly on the common boundary with the adjoining properties, namely no.3 to the west and no. 5 to the east. Also, part of the extension would extend further into the garden and would represent quite a sizeable structure, particularly when viewed from no.5 Wingfield Street (to the east). The western side wall of the proposed extension would also be sited in close proximity to the neighbour's first floor window which is assumed to serve a bedroom. While there is some concern that the extension would be quite prominent when viewed from the neighbouring properties, there are similar scale extensions along the rear of this terraced street. Furthermore, the adjoining properties benefit from single storey extensions which would help to lesson any potential overbearing impact that may arise from this scheme.

It is acknowledged that a degree of overshadowing would be experienced by no.3 in the morning and likewise, by no.5 in the afternoon/evening. However, having regard to the orientation of these properties in relation to the sun's path, the proposal is not considered to have a significant overshadowing impact on the adjoining properties. There are no side facing windows being proposed and the overlooking impact from the rear facing bedroom window is not considered to be significantly different to the overlooking that currently takes place between the properties at present. Overall, while there are some concerns regarding the potential impact of this development to no.5, on balance, the proposal is considered to have an acceptable impact on the amenities of the adjoining occupiers.

The points raised by the neighbour in relation to noise and disturbance during the construction period have been acknowledged. Given the nature of the development, the level of disruption that would be experienced for a limited period and it is not considered reasonable or necessary to control the construction hours for this type of development. Likewise, the issue raised in relation to the boundary line is a Party Wall matter between the respective parties.

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 017.001 Proposed Side Elevations received on 30.11.2020

Drawing number 017.001 Proposed floor plans received on 30.11.2020

Drawing number 017.001 Proposed Rear and Front Elevation plans received on 30.11.2020

Drawing number 017.001 Proposed Section received on 30.11.2020

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. 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.

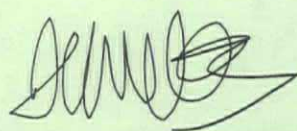
If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

2. 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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

20/1/21