

DELEGATED REPORT

Application No: P/23/0267

Site Address: 94 Gilfach-cynon
Twynyrodyn
Merthyr Tydfil
CF47 0PD

Development: Proposed two storey extension and alterations

Case Officer: Nia Chard

Application Expiry Date: 2nd January 2024

Consultation reply date expired: 5th December 2023

APPLICATION SITE

The application relates to a terraced dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front and rear with another dwelling to the other sides.

PROPOSED DEVELOPMENT

Full planning permission is sought for a rear two storey rear extension with an adjoining single storey extension.

The contemporary two storey extension would measure 4.58m in depth by 3.3m in width at ground level. Whilst the first floor level will overhang the ground floor extension by 0.5m and whilst it would be of the same width its depth would measure 5.08m in depth. A pitched roof is proposed with a ridge height of 6m. A single storey extension is proposed to the side of the two storey extension, which will be 4.58m deep, 1m wide with a mono pitch roof with a maximum height of 3.6m.

The extension would feature a first floor window in its rear elevation and a patio door at ground floor, and a window on the west elevation at first floor level. Three roof lights are proposed within the mono pitch roof and a further roof light is proposed within the two storey roof on the eastern elevation. The extension would provide a living area on the ground floor and a bedroom and ensuite at first floor. The external walls at ground floor level would be finished in timber larch cladding and at first floor level the extension would be finished in artificial slate cladding, the roof is to be covered in slate.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

Policy SW11: Sustainable design and place making of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The proposed extension would be located to the rear of the property and would not be viewed within the street scene. Thus, it would not have an adverse impact on the character and appearance of the street scene or the wider area. Whilst it is noted the extension would be of a contemporary design and would be finished in timber larch cladding at ground floor and slate cladding at first floor level, the proposal when viewed within the context of the rear street scene, where there are a number of examples of poorly designed two storey flat roof extension, is considered to be of an acceptable form of development, and would accord with LDP Policy SW11.

Regard has also been had for the impact of the proposal on the residential amenity of neighbouring occupants. In this respect it is noted that the application site is adjoined by two other dwellings on either side (93 and 95 Gilfach Cynon). The extension would be erected in close proximity to the boundary with both these properties. With respect to 93 Gilfach Cynon the proposed extension would be erected almost hard on the shared boundary but given that it would be alongside this neighbouring property's single storey annexe, it would not have an overbearing impact. While it is acknowledged that it may result in some loss of light to the rear windows, it is not considered that this would be to a

level which would warrant the refusal of the application. With regard to its impact on 95 Gylfach Cynon, the single storey element of the proposal would be erected alongside an existing single storey extension and would not project any further than this extension as such, there will be no overbearing impact or loss of light to this property. The proposal includes a first floor window in the west elevation of the extension that would serve a ensuite bathroom. In order to protect the privacy of the neighbouring residents a condition would be included requiring this window to be obscure glaze and non-opening. It is also noted that the extension includes first floor windows in its rear elevation which would allow for views across the neighbouring garden. However, this level of overlooking is typical between terraced dwellings thus it is deemed to be acceptable.

Having considered the above and with the lack of any representations following the publicity exercise, the proposal is found to be satisfactory in terms of residential amenity and thus in accord with Policy SW11.

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 floor plan and elevations, Drawing No. 990.02A, received 14 November 2023

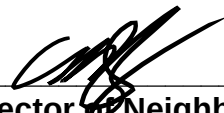
Site Location Plan, Received 7 November 2023

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 en-suite window located in the western side elevation of the extension shall be fitted with obscure glazing to level 4 or higher on the Pilkington scale of privacy or equivalent and any part of the window[s] that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows 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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 18.12.2023