

DELEGATED REPORT

Application No: P/20/0203

Site Address: 2 Pen Cerrig Rise
Brecon View Park
Heolgerrig
Merthyr Tydfil
CF48 1BF

Development: Two storey rear extension and attached garage

Case Officer: Caroline Pulley

Site Visit: 7th September 2020

Application Expiry Date: 19th November 2020

Consultation reply date expired: 13th October 2020

APPLICATION SITE

The application relates to a semi-detached dwelling located in a relatively recent housing development. The property is orientated to face north-west onto the highway. It is set back from the road by approximately 3.5m and has a driveway to the side, which provides for 2 cars. Its rear garden area is flat and measures approximately 16m in length, incorporating a large outbuilding along its rear boundary.

Neighbouring properties are located to the south-west, south and north-east of the property. The front elevation of 3 Pencerrig Rise to the south-west is set back in line with the rear elevation of the application property. Its gable end wall contains a small first floor window (which appears to serve a landing) facing onto the rear garden of the application property. The neighbouring property (1 Pencerrig Rise) on the other side forms the other half of the semi-detached pair. To the rear are two detached properties.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a two-storey rear extension and a single storey attached garage. The proposed two-storey extension would extend across the full width of the main back wall. It would measure 5m in width, 4m in depth and would have a pitched roof with a maximum height of 6.6m. The extension would feature two first floor bedroom windows in its rear elevation and a large window opening at ground floor.

The garage would be erected alongside the western side elevation of the two-storey extension. It would measure 2.5m wide and 5m in depth (projecting a metre forward of the main back wall). Its pitched apex roof would have a maximum height of 3.5m. The front of

the garage would feature a 2m wide door and the rear elevation would contain a set of patio doors.

PLANNING HISTORY

There is no recent planning history relating directly to this property.

CONSULTATION

None undertaken with this application.

PUBLICITY

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

No letters of objection were received following this publicity exercise.

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

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development.

With regard to two storey extensions this states that:

"Due to the more substantial scale of two storey rear extensions, greater care in their design is required to ensure that they have a satisfactory relationship to the existing dwelling and their context. Two storey extensions should be of an appropriate size that is proportionate to the existing building. Overly dominant extensions may lead to overbearing impacts on adjoining houses and their garden areas which would likely impinge on natural light, the outlook and the amenities of neighbouring occupiers".

PLANNING CONSIDERATIONS

The application relates to a semi-detached dwelling located within an established residential area in the settlement boundary. As such the principle of extending the dwelling is considered to be acceptable subject to compliance with relevant policies and material planning considerations. The main considerations with regard to this application are the impact of the proposal on the character and visual amenities of the area and the impact of the extension and garage on the residential amenities of surrounding residents. The highway safety implications of the scheme is also a consideration.

As highlighted earlier, the application property is situated within a relatively new housing development. It is set back from the road and its rear boundary is adjoined by neighbouring residential properties. The proposed garage would be set back from the front elevation of the house and its scale and design would reflect other garages within the development. Accordingly, it would not have a significant impact on the street scene. The proposed two storey extension is also considered to be of an acceptable scale and design which if suitably finished in matching materials would be sympathetic and subservient to the existing dwelling. As such, subject to a condition relating to finishes, the proposal would not adversely impact on the character and visual amenities of the dwelling nor the area in general and would comply with Policy SW11 of the LDP.

Regard has also been given to the impact of the proposal on the amenities of neighbouring properties. In terms of the garage, whilst it would be erected in close proximity to number 3 Pengerrig Rise (located to the south-west), it would only be single storey in height and it is not considered that it would have an unacceptable overbearing impact on this dwelling. Also, it would not result in any significant loss of light or privacy to this property, or indeed the other adjoining properties. The two-storey rear extension would be sited hard on the common boundary with the adjoining semi-detached dwelling (1 Pencerrig Rise). In this location, it would have some potential overshadowing and overbearing impact on this property. However, given that the extension would project an appropriate distance of 4m from the back wall and the neighbour's garden has a southerly facing aspect, it is not considered that the impact would be significantly harmful. Moreover, the neighbour's first floor window, which is located next to the dividing boundary with the application property, is obscured and is believed to serve a bathroom. It is also noted that the roof of the extension has been set down from the ridge and this would further help to reduce the potential overshadowing and overbearing impact on this property. In respect of the other neighbour to the west (3 Pencerrig Rise), it is acknowledged that there is a window within the side wall of this property. However, the extension would be offset from the side wall of number 3 by approximately 5.5m and in this location, it is not considered that the scheme would give rise to an unacceptable overshadowing or overbearing impact to this property

In terms of overlooking, whilst the two-storey extension would contain two first floor bedroom windows in its rear south facing elevation, these would primarily face the applicant's garden. Moreover, the relationship between these windows and neighbouring properties would not be significantly different and would be similar to the extent of overlooking already experienced from the existing rear bedroom window. As such, the proposed bedroom windows would not lead to an unacceptable degree of overlooking or loss of privacy to the occupants of this neighbouring dwelling. Having regard to the above, the proposal is found to be acceptable in terms of residential amenity and it is noted that no representations were received following the publicity exercise. The development would therefore be in accord with Policy SW11 of the LDP.

In terms of the impact of the scheme on parking provision, it should be noted that a small proportion of the existing driveway would be used to accommodate the proposed garage. Whilst acknowledging this and the fact that the scheme would provide additional floor space, unrestricted on-street parking is available along the street. Moreover, it is likely that the garage, despite being narrow in width, would be able to accommodate a small vehicle. Given this, the proposal would not have a detrimental impact on parking provision or highway safety.

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

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 15 - Site layout plan received on 24.09.2020

Drawing 7 - Proposed rear elevation plan received on 24.09.2020

Drawing 14 - Proposed first floor plan received on 24.09.2020

Drawing 12 - Proposed ground floor plan received on 24.09.2020

Drawing 3 - Proposed front elevation plan received on 24.09.2020

Drawing 5 - Proposed driveway side elevation received on 24.09.2020

Drawing 9 - Proposed side elevation from number 1 received on 24.09.2020

Drawing 1 - Proposed Plan view received on 27.08.2020

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 development 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.

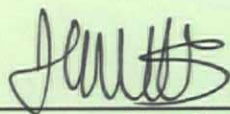
INFORMATIVES

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 applicant is advised that all development (including fascias, rainwater goods and footings) shall take place solely on the applicant's land and shall not encroach on adjacent land. The applicant is advised to liaise with the neighbour on any works attached to the adjacent property. In this regard the applicant is also advised to have regard to the provisions of the Party Wall Act 1996.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

15/10/20