

DELEGATED REPORT

Application No:	P/22/0092
Site Address:	6 Anthony Grove Abercanaid Merthyr Tydfil CF48 1YX
Development:	Wrap around side and front extension incorporating front dormer window
Case Officer:	Rebecca Owens
Site Visit:	30th May 2022
Application Expiry Date:	6th June 2022
Consultation reply date expired:	10th May 2022

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, lane to the rear and other dwellings on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought for a wrap around side and front extension incorporating a front dormer window. The proposed extension is single storey to the front wrapping around the south eastern flank elevation of the dwelling. Here the extension is part single storey to the front section (with accommodation within the roof slope facilitated by the dormer window) but two storey to the rear section. The extension therefore features an A-symmetrical roof with a maximum height of 6.5m. This roof wraps around the front of the property over the front section of the extension where it becomes mono-pitched with a ridge height of 3.8m. The front roof slope would feature a dormer window. This would be 1.6m in width and would project off the roof by a maximum depth of 4.1m. It would be positioned 1.1m off the eaves of the extension and would be forward of the main front elevation of the dwelling by 0.4m. The dormer would have a pitched roof with a ridge height of 5.7m. It would feature a window serving a bedroom. The front elevation of the extension would have a new entrance door leading to a porch and a ground floor window serving a sitting room. The rear elevation would feature a door to the ground floor utility room and a first floor window serving an en-suite. Due to its wrap around design, the extension would have an 'L' shaped footprint. It would project off the main front elevation by 1.5m and would have a maximum width of 5.2m. It would project off the side elevation by 2.7m and would have a maximum depth of 9.2m. Details of external finishes have not been provided.

PLANNING HISTORY

The relevant planning history is summarised below:

P/82/0074 Erection of double garage
 Granted planning permission subject to condition on 3rd March 1982

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.

One letter of objection was received following this publicity exercise. The main points raised within this are summarised below:

1. The proposed size, height, location and closeness of the proposal to the neighbouring property would result in an overbearing and oppressive development which would cause the occupants to feel hemmed in and trapped.
2. The proposed size, height, location and closeness of the proposal to the neighbouring property would result in overshadowing and affect the natural light to the property, its windows and internal rooms.
3. The structure would not be in keeping with existing properties in the street due to its wrap around design and extension to the front of the property.
4. The proposal due to the above impacts would have a negative impact on the health and wellbeing of the neighbouring occupants.

Local ward councillors have been consulted and they wish the application to be determined under delegated power by the Director of Neighbourhood Services.

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. Relevant sections are identified as follows:

- Paragraph 3.4 refers to side extensions noting that *“Side extensions are often visually prominent and have the potential to greatly impact on the character of the building and the wider street scene. Therefore a side extension requires a sensitive approach to its design to ensure it integrates well with the surrounding area and respects the character and appearance of the house”*. It also notes that *“The spaces between buildings, particularly where there is a uniform layout, can be an important element that contributes to the quality of the street and the sense of spaciousness. Side extensions that substantially fill in the gap between buildings can result in an effect that erodes the character of the street with the impression of larger buildings of a greater mass”*. This section of the SPG also refers to semi-detached properties highlighting that these *“in particular, are often designed to be symmetrical. By introducing an extension to one side, the appearance of the houses can become visually unbalanced from the front”*.
- Paragraph 3.5 relates to front extensions noting that *“Extensions that project forward of the dwelling tend to have a significant impact on its appearance and will not integrate well with the wider street scene. Front extensions often conflict with existing building lines, can detract from the appearance of the house and appear unduly prominent or overbearing in relation to neighbouring properties”*.
- Paragraph 3.6 provides advice in relation to porches identifying that *“Porches have the potential to significantly alter the principle elevation of the house and if poorly designed, their prominence can detract from the character and appearance of the area. Care should be taken to ensure that the form and scale of the porch respects the proportions of the house and complements rather than competes with existing features”*.
- Paragraph 3.7 includes advice on dormer window. With regard to these it noted that *“Due to their prominence, dormer windows will not normally be permitted to the front of the dwelling unless they are a prevailing feature in the locality. Ideally, dormer windows should be small, incorporating a pitched roof that reflects the style of the dwelling and be discreetly located either to the side or the rear of the dwelling”*.

PLANNING CONSIDERATIONS

The application relates to one of a pair of semi-detached properties, which are generally symmetrically in appearance (with the exception of a modest porch addition to the application dwelling). Indeed, the application site is located on the north eastern side of a residential street along which there are six pairs of semi-detached dwellings which are all of a fairly uniform appearance. However, it is noted that there are other extensions and additions visible from the front street scene. Notwithstanding this, the proposal seeks to provide a wrap around extension to the side and front of the property along with a front dormer window. With the exception of the existing porch to the front of the application dwelling, there are no other examples of front extensions and dormers are not a feature within the area. The dormer would represent a completely alien feature to the dwelling itself and the wider streetscene and would not be in keeping with the character of the properties within it. Its positioning, projecting forward of the main front elevation also gives

it more prominence within the principal elevation. The proposed front element of the extension would create a larger and taller addition which would also be forward of the principal elevation and which would be less subservient than the existing modest porch and thus more discordant within the streetscene. In addition, the A-symmetrical roof design would also result in the front roof plane appearing out of proportion with the main roof and thus incongruous. As such, it is considered that the overall design of the proposed extension would significantly alter the character of the property with the effect of unbalancing the appearance of this pair of semi-detached dwellings and resulting in a property which is visually discordant within the streetscene. Consequently, it would harm the character and appearance of the dwelling itself and the wider area contrary to Policy SW11 and SPG Note 6.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring properties. In this respect it is noted that the extension would only affect the adjoining property to the south east known as 7 Anthony Grove, which occupies a slightly lower level. It is noted that the occupants of this neighbouring property have objected to the application on both visual amenity and residential amenity grounds with concerns expressed in relation to overbearing impact, overshadowing and loss of light which it is felt would impact on their health and well being. It is recognised that the proposed extension would be erected in close proximity to the shared boundary with this dwelling and would have a maximum height of 6.5m. Given the arrangement between the two properties and path of the sun, whilst there may be some overshadowing for part of the day, this would not be deemed significantly harmful and similarly whilst there would be some loss of light to the neighbouring windows, it is not considered that this would be to a level that would warrant the refusal of the application. However, when taking into account the difference in levels and close proximity of the extension to the shared boundary and neighbouring conservatory, it is recognised that there would be an overbearing impact which would adversely impact on the residential amenity of the neighbouring occupants and thus would be contrary to Policy SW11 of the LDP.

In reaching the recommendation, the requirements of section 3 and 5 of the Wellbeing of Future Generations (Wales) Act 2015 have been taken into account. The recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Minister's well-being objective of supporting safe, cohesive and resilient communities.

Accordingly the following recommendation is made:

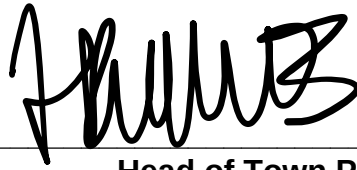
RECOMMENDATION: BE REFUSED

REASONS:

1. The proposal, by virtue of its design, siting and size, would result in an unsympathetic development that would be detrimental to the character and appearance of the existing dwelling. It would also unbalance the pair of semi-detached properties and result in an incongruous development that would harm the character and appearance of street scene. As such the proposal is contrary to Policy SW11 of the Merthyr Tydfil Borough Council Replacement Local Development Plan.
2. The proposed extension by virtue of height, mass and siting in close proximity to the neighbouring property known as 7 Anthony Grove would give rise to an

unacceptable overbearing impact which would harm the residential amenity of the neighbouring occupants. As such the proposal is contrary to Policy SW11 of the Merthyr Tydfil Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

