

DELEGATED REPORT

Application No: P/21/0203

Site Address: 10A Old Church Street
Cefn Coed
Merthyr Tydfil
CF48 2RP

Development: Erection of single storey rear & side extension

Case Officer: David James

Site Visit: 13th July 2021

Application Expiry Date: 4th August 2021

Consultation reply date expired: 1st July 2021

APPLICATION SITE

The application site relates to a two-storey, semi-detached dwelling situated within the settlement of Cefn Coed. It is bounded by the highway of Old Church Street to the front, the grounds of a high school to the rear (currently under construction), and other dwellings on either side.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a single-storey integrated ('L'-shaped) side & rear extension with associated internal and external alterations. The proposal would replace, enlarge and connect an existing rear conservatory and single-storey side extension located on the dwelling's north side elevation.

The proposed extension would measure a maximum of 3.5m wide (on the dwelling's side elevation) and a maximum of 7.3m wide (on the dwelling's rear elevation), a maximum of 12.1m deep and a maximum of 4m high, incorporating a mono-pitched roof. The extension would accommodate an extended kitchen, dining area and utility room.

The extension would have bi-folding doors in its rear elevation, a window and door in its side elevation, and a window in its front elevation. The external finishes of the proposed extension would match the existing dwelling and extensions. Although it is noted that the dwelling's front elevation has a stonework finish, whereas the side and rear elevations are rendered.

PLANNING HISTORY

P/14/0199	Change of use of land to incorporate it into the residential curtilage of 10A Old Church Street and erection of garage and extension of existing shed Granted planning permission 23/09/14
P/14/0109	Change of use of land to incorporate it into the residential curtilage of 10A Old Church Street and erection of garage and extension of existing shed Refused planning permission 02/06/14
P/13/0038	Single storey shed extension (Retrospective) Granted planning permission 26/03/13
P/03/0261	Two-storey rear extension Granted planning permission 18/07/03

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.

One letter of representation was received following this publicity exercise, from the owner/occupier of the adjoining dwelling of 21, Holford Street. This representation does not object to the proposal, but draws attention to, and raises concern about, the condition of an existing shared boundary wall, and the potential damage to this wall that the proposal could cause.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 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.

Planning Policy Wales (PPW) Edition 11 (February 2021) 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 TAN to this application is 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 CW1 – The Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

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

Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

SPG 6 – Householder Design

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property, and the wider street area. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the proposed extension would be located to the side and rear of the dwelling. The majority of the extension would be located to the rear of the dwelling, facing the grounds of a school, and to the side of the dwelling and screened by the high boundary wall on the application site's northern boundary. However, its front elevation would be somewhat visible from the highway at the front, and it is acknowledged that the proposed extension would be 3.5m closer to the highway than the existing side extension. Notwithstanding this, it would be still set back over 5m from the highway, and would be somewhat screened by the existing dwellings and high boundary walls to the north. Additionally, the roof of the proposed extension would be of a more complementary pitch than that of the existing extension, resulting in a more aesthetically pleasing form of development. As such, it would not be overly visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling or wider area when viewed from the highway.

It is also acknowledged that the proposed extension is relatively large, particularly in terms of its depth (12.1m). However, as mentioned above, its 12.1m northern elevation would be screened by the north boundary walls. Additionally, it would not extend any further beyond

the rear elevation of the property than the existing extension (4m), and would be set back from the front elevation of the property by 4.7m. Furthermore, its single-storey nature and mono-pitched roof, with a maximum height of 4m, would also serve to mitigate the extension's mass and bulk. It is therefore considered to be of an acceptable design and its scale would not appear out of proportion with the main dwelling. Furthermore, the external finishing materials of the extension would match the existing dwelling. Taking this into account, the proposal is found to be in accord with Policy SW11 of the LDP in this respect.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the extension would be positioned on the dwellings north side, with part of it being adjacent to the shared boundaries with 22-25 Holford Street. However, as previously mentioned, there is a particularly high boundary wall along the northern boundary of the site, which would screen the majority of the height of the proposed extension, with only its eaves and mono-pitched roof being visible. The extension would be set back at least 7m from the shared boundary with 18-21 Holford Street, with the high boundary wall further mitigating any potential impact. As such, it is not considered that the proposal would have any harmful impact on the adjoining dwellings at Holford Street in terms of loss of light, loss of privacy or overbearing impact.

The rear element of the extension would be sited 1.3m from the shared boundary with the adjoining dwelling of 10 Old Church Street. However, this would be no different to the position of the existing rear conservatory. Additionally, and as previously noted, the proposal would not extend any further beyond the dwelling's rear elevation than the existing conservatory. While the maximum height of the proposed extension would be 0.5m higher than the existing conservatory (4m and 3.5m respectively), the mono-pitched design would not be significantly more impacting than the pitched and hipped roof of the conservatory, in terms of overbearing impact, overshadowing or loss of light. Moreover, no windows are proposed in the side elevations of the rear element of the extension. As such, it would not have a harmful impact in terms of loss of privacy or overlooking. It is noted that the boundary fence/wall between the application site and number 10 has been removed in the past, and has yet to be replaced.

Objections

A letter of representation was received following the publicity exercise, from the owner/occupiers of 21 Holford Street. This did not contain an objection, but raised a concern regarding potential damage to a shared boundary wall, resulting from the construction of the extension. Notwithstanding that this is not an objection, boundary wall issues are not generally a material planning consideration, and any issue relating to damage of property would be pursued via other legislation. Additionally, the suitability of the foundations of the proposed extension would be inspected during any Building Regulations application.

Having considered the above and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance with policies SW11 of the LDP.

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:

Existing & Proposed Plans, Elevations & Section received 9th June 2021

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

INFORMATIVES

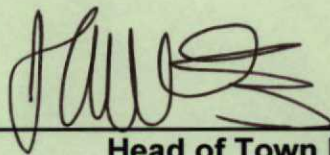
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should 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:

18/7/21