

DELEGATED REPORT

Application No: P/21/0207

Site Address: 39 Glasier Road
Twynyrodyn
Merthyr Tydfil
CF47 0TD

Development: Two storey side extension

Case Officer: Caroline Pulley

Site Visit: 24th June 2021

Application Expiry Date: 6th August 2021

Consultation reply date expired: 15th July 2021

APPLICATION SITE

The application site comprises a two-storey, semi-detached dwelling situated within the residential area of Twynyrodyn. The property has a spa-dash render finish and a red/brown sheet roof. It is set back and set down from the pavement, and has a stepped access leading down to its front door. To the side, there is a long and narrow single storey extension, which is to be replaced by this development. Beyond this extension is a small raised garden area which is enclosed by a low retaining wall and a path leading to the rear garden. The property is bound by the neighbouring semi-detached dwelling to the south-east, the highway to the front and an area of designated open space to the north and north-west. Its side and rear boundary is enclosed partially by vegetation/shrubs.

PROPOSED DEVELOPMENT

This application seeks planning permission for the construction of a two-storey extension along the northern side elevation of the dwelling. The proposed extension would measure 3.5m wide by 6.6m deep and 6.8m in height. Its front elevation would be set back 0.5m from the main principal elevation. Its roof would be pitched and would be covered in concrete tiles to match the proposed roof covering of the dwelling. Internally, it is proposed that the extension would accommodate a playroom, utility room and bathroom on the ground floor with two bedrooms being provided at first floor.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

None undertaken with this type of application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a letter was sent to the adjoining property and a site notice was displayed on a lamppost to the front of the application dwelling.

No letters of objection were received following this publicity exercise.

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 Place Making

- Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The main issues to consider under the assessment of this application relate to the whether the proposed extension would be acceptable in respect of its impact upon the character and appearance of the property and the surrounding area. The impact upon residential amenity is also a primary consideration in the assessment of this proposal.

Character and Appearance

The proposed two-storey extension, as noted previously, would measure 3.5 metres wide, 6.6 metres deep and 6.8 metres in height. It would be set below the ridge of the original dwelling and would be set back 0.5m metres from the front elevation. This would provide a visual break between the existing dwelling and the proposed addition and prevent a development, which is flush with the front elevation of the property, and as such, would safeguard the symmetry between the semi-detached properties. Whilst its width would marginally exceed 50% of the total width of the dwellings' frontage (which measures 6.8m metres in total), the extension would not be disproportionate in terms of its scale and given that it would be set back and set down from the main dwelling, it would not result in an unbalanced addition. Furthermore, the extension would be set down from the level of the pavement and a condition would ensure that it is constructed in the same materials as the main house. The proposed extension would therefore result in a subordinate and sympathetic form of development which would not dominate or appear disproportionate to the existing dwelling when viewed individually or within the street scene. The proposal would therefore comply with Policy SW11 of the LDP.

Residential Amenity

Given that the extension would be located on the elevation which is offset from the boundary with neighbouring residential properties, it would not cause any undue overshadowing, overlooking or overbearing impacts. It is also noted that no letters of objection have been received to this application following the publicity exercise undertaken with neighbouring properties.

CONCLUSION

The proposed extension would result in an acceptable form of development, which would not have an adverse impact on the character and appearance of the property or the wider street scene and would safeguard the amenities of nearby occupiers. The proposal is therefore considered acceptable and in accordance with the relevant policies.

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:

Proposed floor plans and elevations received on 21.06.2021

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.

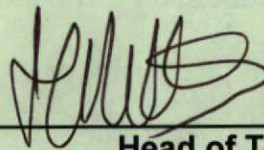
INFORMATIVES

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. Some public sewers and lateral drains may not be recorded on Welsh Waters maps because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. The applicant is advised to contact Welsh Water on 0800 917 2652 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

19/7/21