

DELEGATED REPORT

Application No: P/21/0010

Site Address: 47 Salisbury Close
Heolgerrig
Merthyr Tydfil
CF48 1SD

Development: Rear single storey extension and side extension with front and rear dormers

Case Officer: Rebecca Owens

Site Visit: 1st February 2021

Application Expiry Date: 3rd March 2021

Consultation reply date expired: 28th July 2021

APPLICATION SITE

The application relates to a semi-detached dormer bungalow located in a residential area within the settlement boundary. The site is bound by a highway to the front and other dwellings to the sides and rear. The profile of the site is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a side extension with front and rear dormers and a single storey rear extension.

The proposed side extension would be erected off the western facing elevation and would comprise of a ground floor with a front elevation set back significantly behind the roof above. Thus whilst the overall depth of the extension would be 9.4m, the ground floor element would be 6.185m depth with a roof overhang to the front which is 3.22m in depth. This extension would be 3.08m in width and would have a pitched roof with a ridge height of 5.9m. The recessed front elevation would feature a single window which would serve a ground floor bathroom. The extension roof would provide first floor living accommodation and would feature front and rear dormers.

The front dormer would be set off the eaves of the roof by 1.25m, would be 2.8m in width and would project out from the front roof plane by a maximum of 2.5m. It would have a flat roof with a height of 5.25m and would feature a window which would serve a first floor bathroom. The rear dormer would be set off the eaves of the roof by 0.35m and would project out from the rear roof plane by a maximum of 3.3m. It would be 2.8m in width but the existing rear dormer on the main roof of the dwelling would be extended slightly so the two dormers would tie in with one another and appear as a single roof extension. It would therefore also be a flat box roof dormer with the same height of 5.25m. This dormer would

feature two windows, which would serve an en-suite bathroom. One of these windows would be full length and would wrap over the roof of the dormer.

The single storey rear extension would span the full width of the main rear elevation and across the rear elevation of the above extension (9.85m) and would project out from these rear elevations by 3.4m. The extension would have a flat roof with a height of 2.75m which would feature two roof lights. The rear elevation of the extension would be almost entirely glazed with large aluminium doors (set back within the extension by 1.5m) and the western side elevation would also feature a window. These would serve an open plan living room/kitchen/dinning room.

PLANNING HISTORY

The relevant planning history is detailed below:

P/03/0602 Erection of conservatory to rear
 Granted planning permission 22/02/2004

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 adjoining properties.

Following this publicity exercise one letter of objection was received to the planning application. The main concerns raised are summarised below:

- The extension would be an eyesore
- It would inhibit light into the objector's garden
- It would affect the sale price of the objector's property should they wish to place it on the market in the future (this is not a material planning consideration).

It is also noted that a further representation was also received requesting that the extension be in keeping with the area and that consideration be given to loss of sun to the neighbour's garden. This was subsequently withdrawn. However, the impact of the proposal on visual and residential amenities are both considered below.

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

POLICY CONTEXT

Policies SW11: Sustainable design and place making and CW1: The historic environment 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 application site is located in a mainly residential area characterised by semi-detached dormer bungalows of a fairly uniform appearance. The proposed side extension would have the greatest impact on the property being positioned in the more prominent location and visible from the adjacent highway. However, this extension would be set back from the main front elevation and despite its somewhat unusual recessed ground floor, has been sympathetically designed to respect the proportions of the dwelling and reflect the form of the main roof. As such, it is not considered that it would represent an incongruous feature on the dwelling itself or indeed within the streetscene.

The single storey rear extension is also generally considered to be of an appropriate design and scale. It is recognised that due to the fact that the dwelling is a dormer bungalow with an existing dormer roof extension, it would not be possible to extend at ground floor level with a pitched roof. However, this extension would be sited in a less prominent location to the rear of the property and thus would not have a significantly harmful impact.

Having considered that above, the proposal is found to be of an acceptable design which would not sufficiently harm the character of the property and visual amenities of the area. It would therefore be in accord with to Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenity of the neighbouring occupants. In this respect it is noted that the extensions would be erected in close proximity to the western boundary of the site which forms the rear garden boundaries of numbers 44 to 46 Salisbury Close. As 46 Salisbury Close has a garage erected hard on this boundary, the two storey extension would not have an overbearing impact on this property or result in any detrimental overshadowing. The extensions would in fact have the greatest impact on number 45 Salisbury Close as they span the majority of its rear boundary. However, the boundary with this property is splayed and as such the extensions would be between 0.2m and 1.9m from the boundary with the two storey extension being closest. With the lack of any representations from the occupants of this dwelling and given the splayed boundary and relatively modest height of the extension (5.9m at its highest), on balance, it is not considered that it would have a significantly overbearing impact as to warrant the refusal of the application. In addition, whilst there would be some overshadowing to the garden of 45 Salisbury Close during part of the day, this would not be to an unacceptable degree. In terms of overlooking and loss of privacy to these dwellings, it is noted that the single storey rear extension would feature a ground floor windows in its side elevation which would be just over 1m from the rear garden of 45 Salisbury Close. It is recognised that at present there is only a low boundary wall between the two properties and as such this would allow for a significant level of overlooking and result in a loss of privacy to the private rear garden of this neighbouring dwelling. However, this can be suitably overcome via a condition which requires this window to be obscure glazed. It is also noted that the glazed rear elevation of the single storey rear extension would have angled views to the properties that bound the western side of the site. However, as the glazing is at ground floor level and would be set back 1.5m, views would be largely obscured by the side elevation of the extension and existing boundary treatments and thus would not be to a harmful degree. The only first floor windows would be located in the front and rear dormer windows. These would allow for angled views over the gardens of 44 to 46 Salisbury Close and the rear dormer windows would look directly towards the rear garden of 78 Shirley Drive. However, a degree of overlooking to neighbouring gardens is common place and it is not considered that views from the

dormers would be damaging enough to warrant the refusal of the application. It is also noted that the windows would serve non-habitable rooms.

The single storey rear extension would also be hard on the boundary with 48 Salisbury Close. It is noted that the occupants of this dwelling have objected to the proposal on the grounds that it would inhibit light into the garden of this property. Whilst this concern is acknowledged, the proposed extension would be just 3.4m in depth and 2.75m in height. A larger extension could in fact be erected in its place under the householder's permitted development rights. In addition, it would replace an existing conservatory sited in this location which is over 4m in depth. Thus despite the concerns of the neighbour, it is not considered that the extension would have an overbearing impact or result in any unacceptable overshadowing or loss of light. Similarly, the only views from the extension to this neighbouring property would be from the large glazed doors in the rear elevation which are set back 1.5m and would be largely obscured by the existing boundary fence. It is noted that the glazed rear elevation of the single storey rear extension would look directly towards the dwelling to the rear of the site known as 78 Shirley Drive and would have angled views to the properties that bound the western side of the site. However, as the glazing is at ground floor level and would be set back 1.5m, views would be largely obscured by the side elevation of the extension and existing boundary treatments and thus would not be to a harmful degree.

It is recognised that the proposal would result in the demolition of the existing garage and the loss of off street parking spaces on the existing driveway. However, it would still be possible to park up to two vehicles on the remaining driveway/hardstanding and this is considered to be adequate provision for a dwelling of this size. As such, no concerns are raised in terms of parking 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/REASONS:

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 Title: Plans, Drawing Number: 738.001C, Amended Plan Received on 21 June 2021

Drawing Title: Elevations, Drawing Number: 738.002C, Amended Plan Received on 1 July 2021

Drawing Title: Block Plan, Drawing Number: 738.003, Amended Plan Received on 21 June 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 side extension roof and dormer windows 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.

4. Before the development hereby permitted is brought into use, the ground floor window in the western side elevation of the single storey extension shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority 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

INFORMATIVES

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property; or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

3. 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

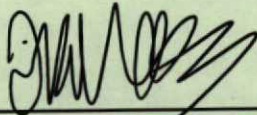
reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

4. 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:

22/7/21