

DELEGATED REPORT

Application No: P/22/0333

Site Address: 33 Pritchard Street
Treharris
CF46 5HS

Development: Construct single storey rear extension

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 16th February 2023

Consultation reply date expired: 25th January 2023

APPLICATION SITE

The application relates to a mid-terrace dwelling, 33 Pritchard Street, in the area of Treharris. The property is located on a steeply sloping street which falls in a south-easterly direction towards Forest Road. It is bound by Pritchard Street to the front and residential dwellings either side and to the rear. Many dwellings along this street, including the application property, have been extended to the rear by means of single storey rear extensions. Parking provision is provided along the front highway.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing single storey rear extension, which is in a very poor state of repair, and construct a single storey rear extension.

The proposed extension, which would provide a living area, would measure 5 metres wide, 4.56 metres deep, with a 4.2 metre ridge height. It would be finished with concrete roof tiles, rendered elevations and UPVc windows.

PLANNING HISTORY

P/22/0034 – Single storey extension to the rear – Approved: 11th April 2022

CONSULTATION

Consultations were not carried out under 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 Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extension, in terms of its siting, scale and design, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the street scene. The impact upon residential amenity and highway safety are also important considerations.

Character and appearance

The proposed extension would be located to the rear of the dwelling, amongst other rear extensions serving the neighbouring properties within the street. It would therefore remain screened from the front street scene and the nature of the proposal would respect its immediate context. The design, scale and finishes of the single storey rear extension are also considered to be acceptable. Thus, the proposed extension would relate sympathetically to the existing dwelling and the rear street scene and would accord with Policy SW11 of the LDP.

Residential Amenity

The dwelling adjoins 32 and 34 Pritchard Street and these are the neighbouring properties most likely to be impacted by this proposal.

In respect of 32 Pritchard Street, located to the east, the proposed extension would be erected hard on the boundary with this neighbouring property. However, it would only project as far as the rear extension existing to the rear of this neighbouring dwelling. Thus, whilst this neighbouring dwelling is located at a slightly lower level than the application dwelling, the depth combined with the height of the proposed extension (which would measure between 2.7 metres and 4.2 metres), would ensure that the proposal does not have any overbearing impact or cause any significant loss of light or overshadowing upon this neighbouring dwelling. It should also be noted that no letters of representation have been received as a result of the publicity exercise.

With regards to 34 Pritchard Street, located to the west, the proposed extension would also be erected hard on the boundary with this neighbouring property and would project 2.7 metres further than the existing extension to the rear of this neighbouring property. However, this neighbouring property is located on a slightly higher ground level. This combined with the height of the extension (which would measure between 2.7 and 4.2 metres) would ensure that the extension does not have any overbearing impact or cause any significant loss of light or overshadowing upon this neighbouring dwelling.

The proposed development and its relationship with adjoining occupiers is therefore considered acceptable. Indeed, a similar single storey rear extension was recently approved at this property. As such, the proposal would accord with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide additional living accommodation at ground floor. As such, it would not increase the demand for parking at the property. However, as stated above, the property is currently served by on-street parking. The on-street parking is unrestricted and there is other on-street parking available in nearby streets. As such, the proposed development would not be considered to have a significant or adverse impact upon parking provision or highway safety and would therefore comply with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

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.

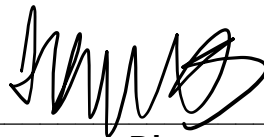
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

- Proposed Plans, Elevation and Section, Drawing no: 18012-03, received: 22nd December 2022

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

26/1/23