

DELEGATED REPORT

Application No:

P/21/0100

Site Address:

3 Parc Wenallt
Treharris
CF46 5HX

Development:

Construct two storey rear extension

Case Officer:

Marlene Ferreira

Site Visit:

15th April 2021

Application Expiry Date:

19th May 2021

Consultation reply date expired:

21st April 2021

APPLICATION SITE

The application site relates to a mid-terraced dwelling, 3 Parc Wenallt, located in Treharris. The property lies in a street of similar sized dwellings of a similar appearance, some of which have been extended by means of single storey rear extensions. The street slopes down from the west to the east and from the north to the south. The dwelling is served by a flat and private rear garden area, which is elevated above the lane that runs along the rear of the property (due to the difference in the levels of the street). On-site parking is provided to the front of the property.

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 construct a two storey extension to the rear of the property. It would measure 4.5 metres wide, 2.85 metres deep, with a 6.7 metre ridge height and provide a larger kitchen/dining area at ground floor and a larger bedroom at first floor.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining occupiers. No letters of representations have been received as a result of this 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 two storey extension would be sited to the rear of the dwelling. As such, the proposed development would not be viewed from the dwelling's primary frontage and would therefore not disturb the character and appearance of the terraced street scene.

The extension, which would be conditioned to be constructed in matching materials and finishes to the existing dwelling, would extend to the full width of the rear elevation and would project a total of 2.85 metres in depth. It's ridge height however would be significantly lower than the ridge height of the original dwelling and its eaves height would not exceed 5.15 metres. Indeed it would be viewed in context with other rear extensions constructed at the rear of the properties along this street. Although a two-storey development, the proposal would be considered to amount to a proportionate and sympathetic form of development which would not detract from the character and appearance of the existing dwelling or its rear street scene. The proposal would therefore comply with LDP Policy SW11.

Residential Amenity

The proposed rear extension would be sited alongside and adjoining the boundary with the neighbouring properties 2 and 4 Parc Wenallt.

In respect of 2 Parc Wenallt (located to the east), the two-storey development would extend alongside the boundary with this neighbouring property. However, it would only project a total of 2.85 metres in depth. The two-storey development would also comprise a pitched roof profile, which slopes away from this neighbouring dwelling and would have a 5.15 metres eaves height adjoining this neighbouring property. Given its proposed depth and height, the proposal would not be considered significantly overbearing on these neighbouring occupiers. It is noted however that the extension would result in some loss of light to this neighbouring dwelling's rear windows and garden, mainly during the evening. However, this would not be deemed significantly harmful to warrant the refusal of the application given that the rear gardens of these dwellings are south facing and therefore benefit from natural sun light during most of the day. Furthermore, no side facing windows are proposed which would prevent any direct overlooking into the private amenity area of these neighbouring occupiers.

In respect of 4 Parc Wenallt (located to the west), the two-storey development would extend along the boundary with this neighbouring property. However, it would only project a total of 2.85 metres in depth. The two-storey development would also comprise a pitched roof profile, which slopes away from this neighbouring dwelling and would have a 5.15 metres eaves height adjoining this neighbouring property. Given its proposed depth and height, the proposal would not be considered significantly overbearing on these neighbouring occupiers. It is noted however that the extension would result in some loss of light to this neighbouring dwelling's rear windows and garden, mainly during the morning. However, this would not be deemed significantly harmful to warrant the refusal of the application given that the rear gardens of these dwellings are south facing and therefore benefit from natural sun light during most of the day. Furthermore, no side facing windows are proposed which would prevent any direct overlooking into the private amenity area of these neighbouring occupiers.

The proposed development and its relationship with adjoining occupiers either side is therefore considered acceptable and would comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide additional living accommodation at ground floor and an extended bedroom at first floor. As such, it would not increase the demand for on-site parking at the property. Thus, the proposed development would not 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.

Finally, 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:

- Sheet Title: Proposed Plans, Sheet: A2, received: 24th March 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

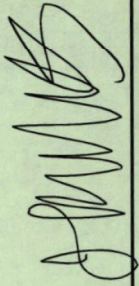
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

12/05/21