

DELEGATED REPORT

Application No:	P/23/0244
Site Address:	6 Pantyffyn Road Penyard Merthyr Tydfil CF47 0HU
Development:	Erection of single storey ground floor side extension and part first floor side extension and the erection of a kennel
Application Expiry Date:	11th December 2023
Consultation reply date expired:	7th November 2023

APPLICATION SITE

The application site relates to a detached dwelling, sited within its own grounds, and situated within the residential area of Penyard. The dwelling faces northwest, and the site is bound by a vacant plot of land containing a garage to the north east (with access from the highway to the northwest), another dwelling to the west, and wooded land to the south.

PROPOSED DEVELOPMENT

Full planning permission is sought for the construction of a part single-storey part two-storey side extension, with associated alterations and a detached kennel.

The part single-storey part two-storey side extension would be sited on the dwelling's southwest side elevation, and would replace an existing, smaller side extension. The extension would incorporate a kitchen and dining room, and a utility room at ground floor level, and a bedroom at first floor.

The proposed two storey extension would measure 6m wide, and 6.5m deep, with a maximum pitched roof height of 6.6m which would be set slightly below the ridge of dwelling's main roof. The single storey extension would measure 6m wide, 3.7m deep with a flat roof height of 2.85m. It would feature a roof top balcony which would be accessed from the two storey extension.

It is proposed that the extensions would allow additional living accommodation to be provided on the ground floor. The first floor accommodation would allow the upstairs of the dwelling to be re-configured to provide a larger bedroom. A door from the bedroom will lead to the roof top balcony. The balcony would be surrounded by a 1m high balustrade. The walls of the extensions would be rendered, the roof of the two storey extension will be tiled and flat roof single storey would be of edpm rubber. These materials would mainly match the existing dwelling.

A kennel is proposed to the west of the dwelling. It was apparent during the Officer site visit that the kennel has already been erected. The kennel measures 4m in depth and 11.10m in width with a maximum roof height of 3.92m. It would feature three doors in the front elevation and would be finished with rendered elevations and concrete tiles.

PLANNING HISTORY

P/22/0140	Erection of single-storey side extension Granted subject to conditions 4 July 2022
P/18/0280	Demolition of existing dwelling and associated outbuildings and erection of 2 no. detached dwellings with associated parking Outline approval 30.10.18

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.

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 Placemaking

Policy CW1 – Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

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 wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the application site is at a lower level than the highway to the north, and is largely separated from the highway by an adjacent plot of land with high boundary fences and vegetation. The application site also has relatively high boundary fences. The proposed extension would be located on the dwelling's southwest side. As such, it is largely screened from the surrounding area, with limited views from the property's entrance gates. While the extension would be relatively large, it would not be out proportion to the relatively large plot. It is also acknowledged that the existing dwelling is relatively small for a plot of this size. The design of the extension is typical of a residential extension, and its materials would mainly match the dwelling. With regard to the kennel, this is also acceptable. It is noted that the kennel would be erected hard on the boundaries with the neighbouring property. The proposed kennel would be erected alongside existing outbuildings belonging to these properties. As such the proposed kennel would not have an overbearing impact on the neighbouring dwellings main rear amenity areas and no concerns are raised with respect to overshadowing or loss of light. The proposal is found to be in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In respect to the proposal it is noted that the extensions would be sited approximately 20m away from the only adjoining dwelling of 7, Pantyffyn Road. As such, given the relatively high boundary between the properties, it is not considered that the proposed extensions or balcony would have any harmful effect on this adjoining property in terms of loss of light, loss of privacy, overlooking or overbearing impact.

With regard to the kennels it is recognised there is potential for some noise typically associated with dog kennels to be audible to those living closest to the site. However, the kennels have been positioned behind existing buildings which should help screen and

assist in noise mitigation and the external material proposed (block and render with concrete roof tiles) which should help absorb rather echo any noise generated. It is therefore considered that the impact generated would not be so significant to warrant refusal of the application on such grounds.

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 Policy 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:

Proposed Elevations and floor plan of the extension, Received 16.10.2023

Proposed Elevations of Kennels and site plan, Received 16.10.2023

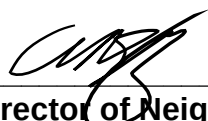
Site Plan, Received 16.10.2023

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

3. The kennel hereby approved, shall not be used at any time for any commercial or business use.

Reason - To clearly define the scope of this permission and the use of the kennel in the interest of highway safety and residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED


Director of Neighbourhood Services

DATE: 01.12.2023