

DELEGATED REPORT

Application No: P/20/0038

Site Address: 9 Holford Street
Cefn Coed
Merthyr Tydfil
CF48 2RN

Development: Single storey side / rear extension

Case Officer: Caroline Pulley

Site Visit: 24th February 2020

Application Expiry Date: 9th April 2020

Consultation reply date expired: 17th March 2020

APPLICATION SITE

The application site comprises a two-storey, end of terrace property situated in residential area of Cefn Coed. The property faces north-east onto Holford Street. Its front elevation is stepped back from the edge of the road by a small paved area. Its rear elevation features a two-storey, three-quarter width extension which is positioned alongside the north-western boundary. To the side and rear of this extension there is a canopy structure which would be replaced by the proposed extension.

Neighbouring properties are located immediately to the north-west and south-east. Number 8a Holford Street to the south-east is separated from the applicant's property by a side access path. Its rear garden and conservatory are visible above the short wall which divides the two properties. The adjoining terraced property to the north-west, number 10 Holford Street, benefits from a single storey lean-to extension which is somewhat screened from the applicant's rear garden by the existing two-storey extension and boundary hedge. The rear boundary backs onto Ebenezer Chapel and the garden areas of two detached properties.

PROPOSED DEVELOPMENT

This application seeks full planning permission to construct a single storey extension to the rear of the property that would also be positioned to the side of the existing two storey extension. The extension would have a depth of 8.15m from the rear elevation of dwelling and a 2.4m depth from the rear elevation of the existing extension. The extension would measure 2.7m in height and would feature a roof lantern and a skylight window. The walls of the extension would primarily be finished in a smooth render but would include an element of cedar cladding. The roof would be covered with a grey rubber membrane. The windows and doors are to be grey uPVC. With regard to fenestration, the extension would feature a window and a set of bi-fold doors to its rear elevation and three windows to the south-east facing side elevation.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

None undertaken with 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 representation were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) 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) 2016-2021:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and placemaking

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The proposed extension is considered to be of a modest scale and appropriate design which would be sympathetic to the dwelling. It is also noted that there are other additions visible in the rear street scene which vary in their design, scale and overall appearance. As such, the single storey extension would not appear out of place nor would it adversely

impact on the character of the dwelling itself or the area in general. It is therefore found to be acceptable and in compliance with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the amenities of the surrounding residents. In this respect it is noted that there is already a canopy structure in the location where the extension is proposed. While recognising that the extension would form a solid structure, given its low height, it would not be overbearing upon the neighbouring properties. However, the garden area serving to the adjoining property to the south-east is relatively small in size and there is a two-storey extension on the opposite side of this property. Due to this, there is some concern that the neighbour's garden would be nestled somewhat between the two structures. Nonetheless, the extension is to be set back from the common boundary with number 8a and its low height would limit any potential overbearing impact the development may have on this dwelling.

In terms of any potential loss of privacy, it is acknowledged that the proposed extension would feature two large openings within the rear elevation. However, these would not give rise to a significantly greater level of overlooking into the rear gardens of the adjoining properties. Three windows are proposed in the side elevation which would directly face number 8A Holford Street. However, the overlooking impact arising from these three windows would not be so dissimilar to the existing arrangement whereby a degree of overlooking already occurs between the two properties. Nonetheless, a 2m high fence could however be erected between the two properties and this would mitigate any overlooking impact. Moreover, the presence of a solid structure may indeed help to improve the level of privacy between the two properties and it is noted that no letters of objection have been received in response to the publicity exercise undertaken with the adjoining occupiers. The development complies 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

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.

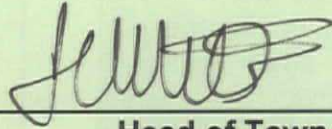
2. The development shall be carried out in accordance with the following approved plans and documents:

Sheet No. 6 - Proposed Floor Plans
Sheet No. 7 - Long Section Proposed

Sheet No. 5 - Proposed Elevations
Sheet No. 5A - Proposed Ground Floor plans

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

18/3/20