

DELEGATED REPORT

Application No: P/23/0132

Site Address: 28 Pantglas Fawr
Aberfan
Merthyr Tydfil
CF48 4TH

Development: Front bay window

Case Officer: Nia Chard

Application Expiry Date: 20th July 2023

Consultation reply date expired: 20th June 2023

APPLICATION SITE

The application relates to an end of semi detached dwelling located in a cul-de-sac within a mainly residential area. The site is bound by a highway to the west, a grassed area to the south and other residential dwellings to the east and north. The profile of the site is flat.

PROPOSED DEVELOPMENT

Full planning permission is sought for the installation of a front bay window. The bay window would replace the existing ground floor window. It would project forward of the principal elevation by 1m, would be 2.66m in wide and 3.05m high. The wall below the window will have a dashed finish to match the existing dwelling.

PLANNING HISTORY

The relevant planning history is summarised below:

P/10/0062 Erection of single storey side extension
 Granted planning permission subject to condition on 12 May 2010

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.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

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

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

Policy SW11: Sustainable design and place making 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 on a street characterised by semi-detached dwellings with modest frontages, of which the dwelling itself forms one-half of such a pair. It is noted that bay windows and other front additions are not a common feature within the street scene. Whilst there is one example of a front porch close to the site, this has been erected without the benefit of planning permission and it appears to have been in situ for more than 4 years. It is acknowledged that the application property already has a single storey side extension, however the introduction of the bay window would serve to unbalance the symmetry of the dwelling further. As such, the proposed bay window is considered unacceptable as it would introduce a discordant feature to the front of the property and within the street scene, to the detriment of the character and visual amenity of the dwelling and surrounding area, contrary to Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring properties, but given the scale and nature of the development, it is not considered that it would have any harmful impact. As such, with respect to residential amenity, the proposal would accord with Policy SW11.

In reaching the recommendation, the requirements of section 3 and 5 of the Wellbeing of Future Generations (Wales) Act 2015 have been taken into account. The recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Minister's well-being objective of supporting safe, cohesive, and resilient communities.

Accordingly, the following recommendation is made:

RECOMMENDATION: BE REFUSED

CONDITIONS/REASONS:

1. The proposed bay window would introduce a discordant feature to the front elevation, which would unbalance the pair of semi-detached dwellings and result in an unacceptable impact on the character and appearance of the property and the street scene, contrary to Policy SW11 of the Merthyr Tydfil County Borough Replacement Local Development Plan 2016-2031.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

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DATE: 13.07.2023