

DELEGATED REPORT

Application No: P/21/0250

Site Address: 18 The Park
Treharris
CF46 5RH

Development: Two storey rear extension with steps leading to rear garden

Case Officer: Caroline Pulley

Site Visit: 9th August 2021

Application Expiry Date: 8th September 2021

Consultation reply date expired: 7th September 2021

APPLICATION SITE

The application site relates to a large, two-storey terraced dwelling located at The Park, Treharris. The property is set back and is elevated above the level of the road. It has a wide frontage and a terraced rear garden, which is primarily elevated above the floor level of the house. However, adjacent to the back wall is a small flat yard area, which is retained from the upper garden by a stone retaining wall. Neighbouring properties are located immediately to the east and west. The properties to the rear of the Park are at a higher level. The highway and a small grass verge also separates them from the rear boundary of the application site.

PROPOSED DEVELOPMENT

This application seeks planning permission for the erection of a two-storey extension to the rear of the dwelling. The proposed extension would be sited alongside the western boundary of the property. It would measure 6.1m wide and 2.9m deep. Its pitched roof would be set well below the ridge of the main house and would have a maximum height of 7.1m. The walls of the extension would be finished with render and the roof would be covered with concrete tiles to match the existing roof. Internally, the layout of the existing property would be reconfigured to provide a first floor bathroom. The proposed extension would provide a bedroom and an en-suite bathroom at first floor with a kitchen and a w.c. being provided on the ground floor. The new bedroom would be served by a rear patio door, which would facilitate direct access to the upper garden level via a short set of steps. The en-suite bathroom would have a window (to be obscurely glazed to level 4) located in the eastern side elevation of the extension. At ground floor, there would be a doorway and

a small window in the eastern side elevation. There are no windows proposed within the ground floor rear elevation as this part of the rear elevation would be located adjacent to the existing stone retaining wall.

In addition to the above, the proposal includes changing the rear access doors to the lounge within the main property and the insertion of a rooflight into the rear roof slope of the dwelling.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

None undertaken with this type of application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and a site notice was displayed to the rear of the application property.

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 EnW1 – Nature Conservation and Ecosystem Resilience
Policy EnW4 – Environmental Protection

- Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The main issues to consider under the assessment of this application relate to the whether the proposed extension would be acceptable in respect of its impact upon the character and appearance of the property and the surrounding area. The impact upon residential amenity is also a primary consideration in the assessment of this proposal.

Character and Appearance

The proposed two-storey extension, as noted previously, would measure 6.1m wide by 2.9m deep and 7.1m in height. It would be proportionate to the existing dwelling in terms of its scale and its pitched roof would be set below the ridge of the original dwelling. As such, the extension would appear subservient to the existing house. The proposed extension would therefore result in a sympathetic form of development, which would not dominate or appear disproportionate to the existing dwelling when viewed individually or within the street scene. The proposal would therefore comply with Policy SW11 of the LDP.

Residential amenity

Any overbearing or overshadowing impact of the proposed extension would be greatest on the neighbouring property to the west, 17 The Park as the extension would be constructed hard on the boundary with this property and in close proximity to its rear extension which contains side facing windows. Although, due to the northerly orientation of the rear gardens, the proposed extension would have a limited effect on sunlight reaching this property. Additionally, the proposed extension is quite modest in terms of its depth and would not be unduly harmful in terms of its scale. While it is acknowledged that the side walls of the extension would be visually prominent from the windows located in the back and side wall of 17 The Park, the arrangement that would exist between the two properties would not be uncommon and the loss of light and overbearing impact would not be to an unacceptable degree. Moreover, the roof of the proposed extension would be set well below the ridge of the main house and this further helps to minimise any potential loss of light to the neighbouring windows. In addition to this, it is noted the window located in the side elevation of the neighbouring extension is situated in very close proximity to a rear facing window. Given the close proximity of the two windows, it would appear that the two openings serve the same room. Taking this into account and the fact the occupiers of this property have not raised any objections to the application, the proposed extension is not considered to give rise to a significantly harmful impact on number 17 The Park.

In terms of any potential loss of privacy, the rear patio door and associated access would not give rise to a significantly greater level of overlooking into the rear gardens of the adjoining properties on either side or indeed those dwellings to the rear. The extension would feature a first floor window in its eastern side elevation which would face number 19

The Park. However, this window would be set off the boundary by 3m and would serve an en-suite bathroom. A condition would also ensure that the window is fitted with obscure glass (in accordance with the submitted details).

As such, taking into account the above, the proposal is found to be acceptable in terms of residential amenity and thus is in accord with Policy SW11 of the LDP.

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

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:

Drawing Existing and Proposed Plans, Elevations and Section received on
11.08.2021

Obscure Glazing details provided within the agent's email dated 24.08.2021

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

3. Before the development hereby permitted is brought into use, the en-suite window located in the eastern side elevation of the extension shall be fitted with obscure glazing to level 4 or higher on the Pilkington score of privacy or equivalent and any part of the window[s] that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

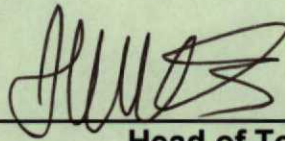
Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

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