

DELEGATED REPORT

Application No: P/20/0101

Site Address: 10 Fothergill Street
Penyard
Merthyr Tydfil
CF47 0HT

Development: Demolish conservatory and erect single storey extension to side of property

Case Officer: Rebecca Owens

Site Visit: 28th May 2020

Application Expiry Date: 16th July 2020

Consultation reply date expired: 18th June 2020

APPLICATION SITE

The application relates to an end of terrace dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front and other dwellings to the side and rear. The site has two levels with the front garden and main part of the dwelling occupying a higher level than the rear annexes and rear garden.

PROPOSED DEVELOPMENT

Full planning permission is sought to demolish an existing single storey side conservatory and to erect a single storey extension which would be erected off the side elevation of the two storey rear annexe. This would provide an extended kitchen/dining room. The proposed extension would be 4.5m in width by 4.25m in depth and would have a pitched roof with a ridge height of 3.7m. It would feature a window in its front elevation and bi-folding doors in the rear elevation. The external elevations of the extension would be covered with render and the roof would be covered with tiles to match the existing roof.

PLANNING HISTORY

The relevant planning history is detailed below:

P/07/0180 Erection of first floor and two storey rear extension, new roof to existing single storey rear annex and erection of conservatory/playroom
Granted planning permission subject to condition on 24 May 2007

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 dwellings.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

Policies SW11: Sustainable design and place making and CW1: The Historic Environment 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 proposed extension is generally considered to be of an acceptable design and scale, which would not appear incongruous or out of proportion. Given that it would be erected about 9m back from the main front elevation of the dwelling and would sit at a slightly lower level due to the profile of the site, it would not have a significant impact on the appearance of the main front elevation or the street scene despite being visible from public views. In addition, whilst it is recognised that the window proposed in the front elevation of the extension is not of the same design and appearance as the windows in the main front elevation, due to the set-back it is not considered that this would harm the character of the property. It is therefore found to be acceptable in terms of its impact on the character and appearance of the dwelling and the area in general and would not be of detriment to Urban Character Area 2 (Thomastown and Penyard). Consequently, it is in accord with Policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposed extension on the residential amenities of the surrounding residents. In this respect, it is acknowledged that the extension would be in close proximity to the shared boundaries with the dwellings to the east (primarily adjacent to 39 Baden Terrace) and would be larger than the conservatory it would replace. However, the gardens of the dwellings to the east appear to be at a higher level than the proposed extension and as such it would be set below the level of their gardens and would be partially obscured by the existing boundary fences. Furthermore, it is not considered that the extension would have a significantly greater impact than the existing conservatory it would replace. It would be set away from the boundary with these dwellings by the same distance and would be just 0.9m wider and 0.4m higher (although it would present a gable end to the east rather than a hipped roof which would have a proportionately greater impact). On this basis, and given that no representations were received from any of the occupants in Baden Terrace, its impact is considered to be acceptable.

In terms of the dwellings to the rear (Corporation Street), it is not considered that the extension would have any great impact. The extension would be erected at a sufficient distance from the shared boundary line to prevent any notable impact and the bi-folding doors to the rear would be at ground floor level and thus any views from them towards these properties would be obstructed by the existing boundary treatment. The proposal is therefore found to be acceptable in terms of its impact on the surrounding properties and

the residential amenity of their occupants. It is thus in accord 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 and documents:

Drawing Title: Proposed replacement of conservatory with side extension (proposed elevations, section and ground floor plan), Received on 21 May 2020.

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

INFORMATIVES

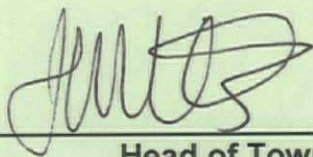
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

A handwritten signature in black ink, appearing to be 'JMTS', written over a horizontal line.

Head of Town Planning

DATE:

22/6/20