

DELEGATED REPORT

Application No: P/21/0213

Site Address: 16 Glendower Street
Dowlais
Merthyr Tydfil
CF48 3SG

Development: Erection of rear two storey extension

Case Officer: David James

Site Visit: 9th July 2021

Application Expiry Date: 11th August 2021

Consultation reply date expired: 14th July 2021

APPLICATION SITE

The application site relates to a two-storey, mid-terraced dwelling situated within a residential street in the Dowlais area of Merthyr Tydfil. The property faces in a southeasterly direction onto the street. It is bound by other dwellings to either side and to the rear.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a two-storey rear extension with associated internal and external alterations. The proposal would involve the demolition of an existing rear single-storey extension.

The proposed extension would measure 4.7m wide, 3.3m deep and 6.6m high, incorporating a pitched roof, which would be below the ridgeline of the main property. On the ground floor, the extension would accommodate a kitchen. At first floor level, the extension would provide an additional bedroom. The extension would have a door and window in its rear elevation at ground floor level, and two windows at first floor level. The roof of the dwelling would be finished in slate, the door would be of a composite material, and the windows would be upvc. These materials would match the dwelling. The walls of the dwelling would be rendered, while the front elevation of the dwelling has a stone finish.

PLANNING HISTORY

There is no recent planning history relevant to the determination of this application.

CONSULTATION

No consultation was undertaken in relation to the 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 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 EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

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 proposed two-storey extension would be located to the rear of the dwelling, away from the street frontage. As such, it would not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from the highway. Whilst it would extend almost the entire width of the property, it is considered to be of an acceptable design and its scale would not appear out of proportion with the main dwelling. The walls of the extension would be rendered, which would not match the dwelling's stone-finished front elevation. However, this is typical of the rear extensions in the street. The remaining external finishing materials would match the dwelling. In this respect, 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 this respect, it is noted that the extension would result in a two-storey development, with a depth of 3.3m, in close proximity to the shared boundaries with the adjoining dwellings of 15 and 17 Glendower Street. However, it would not extend beyond the existing single-storey extension of number 17. This would mitigate the impact of the proposal on this adjoining dwelling in terms of overbearing, overshadowing and loss of light impacts.

It is noted that the extension would be erected directly on the boundary with number 15. However, given its modest depth of just 3.6m and eaves height of 4.8m, it is not considered that it would have a harmful overbearing impact and whilst there may be some loss of light and overshadowing to this property this would not be to an excessive degree. Given the above, it is not considered that the proposal would have a harmful impact on the adjoining dwellings, in terms of overbearing, overshadowing and loss of light impacts, and therefore it complies with Policy SW11 in these respects.

The greatest impact arising from this scheme would be the potential overlooking impact from the proposed extension. In this respect, it is noted that the proposed extension would include two windows in its rear elevation at first floor level, and one window at ground floor level. However, no windows are proposed in the side elevations of the extension. Additionally, given the nature of the rear gardens of terraced properties, it is acknowledged that a significant degree of overlooking between the properties would already occur. As such, it is not considered that the proposed extension would significantly increase the degree of overlooking that already occurs from the existing rear windows of the application site.

Similarly, it is acknowledged that a limited amount of overlooking could occur between the proposed extension and the rear gardens of the dwellings at Francis Street, to the rear. However, given the compact nature of the streets, dwellings and gardens in this area, a degree of overlooking would already occur. As such, the proposal would not give rise to a significantly greater level of overlooking than that which already exists and would not be to an extent that would warrant the refusal of the application. Therefore, the proposal would not result in a harmful level of overlooking or loss of privacy.

Overall, while there is some concern that the development may lead to some limited impacts, between the application property and the adjoining dwellings, 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 and documents:

GS16/001 received on 16th June 2021

GS16/002 received on 16th June 2021

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.

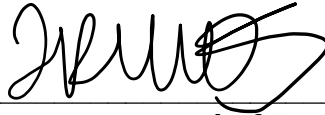
If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

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



Head of Town Planning

DATE:

14/7/21