

DELEGATED REPORT

Application No: P/19/0299

Site Address: 72 Shirley Drive
Heolgerrig
Merthyr Tydfil
CF48 1SF

Development: Two storey side extension and single storey side extension

Case Officer: Rebecca Owens

Site Visit: 25th November 2019

Application Expiry Date: 15th January 2020

Consultation reply date expired: 16th December 2019

APPLICATION SITE

The application relates to a semi-detached, two storey dwelling which is located in a mainly residential area. The site is bound by a highway to the north (front), other dwellings to the east and south and a substation and its access to the west. The dwelling is elevated slightly above the highway to the front with a sloping front garden. However, the remainder of the site is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a two storey side extension and single storey side extension.

The two storey extension would be erected flush with the front elevation of the dwelling and would be 2.8m in width by 6.5m in depth (incorporating the projecting brick detailing on the front corner). It would have an asymmetrical pitched roof which would have a ridge height 0.3m below the ridge of the main roof and thus a maximum height of 6.9m. The extension would feature ground floor and first floor windows in its front elevation (serving a playroom and bedroom respectively) and a further first floor window in its rear elevation (serving an en-suite).

To the rear of the two storey extension it is proposed to erect a single storey extension which would have an angled side elevation. As a result, the extension would have a rear elevation 1.65m in width whilst at its widest point (where it adjoins the two storey extension) it would be 2.8m. It would have a depth of 2.6m with the rear elevation flush with the existing rear elevation of the dwelling and a mono-pitched roof with a maximum height of 3.6m. The extension would contain a store which would be externally accessed via a door in the side elevation and a toilet which would be served by a single window in the rear extension's rear elevation.

Both extensions would be finished in materials to match the existing dwelling.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Engineering & Traffic Group Leader No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

The following policies of the Merthyr Tydfil Borough Local Development Plan 2006-2021 are relevant to the determination of this application:

- BW1: Development Strategy - Primary Growth Area
- BW4: Settlement boundaries / locational constraints
- BW7: Sustainable design and place making
- BW8: Development and the water environment
- BW12: Development proposals and transport
- TB11: Access, parking and accessibility of local facilities

In addition, the application will be determined having regard to the advice contained within the following Merthyr Tydfil Local Development Plan 2006-2021, Supplementary Planning Guidance (SPG) Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The application site is located in a residential area characterised by mainly semi-detached dormer bungalows. However, the application dwelling forms one half of a pair of two storey semi-detached dwellings which would originally have been symmetrical in their appearance. However, the dwelling which forms the other half of the pair (70 Shirley Drive) has been significantly altered with a two storey side extension (which is the full depth of the original dwelling) and a large front porch which have unbalanced the appearance of this semi-detached pair of properties. Thus, while it is acknowledged that the proposal includes a two storey side extension which is flush with the principal elevation and thus which would not normally be supported, in this instance it is not considered that the addition would appear out of place and would result in greater harm to the character or visual amenities of the area than that which has already occurred. Notwithstanding this, the projecting brick detailing on the existing front corner of the dwelling and the lower ridge line of the proposed extension would help to create definition between the original dwelling and the extension. It is also noted that the proposal would create an asymmetrical roof to

the two storey extension. However, this would not be readily visible from public vantage points and would not be significantly detrimental to the character or appearance of the property. With regard to the proposed single storey extension, this is considered to be of an acceptable scale and whilst it would feature an unusual angled roof, it would not be in public view and would only be single storey in height. As such no concerns are raised with respect to its design. It is also noted that both extensions would be finished to match the existing dwelling. Having taken the above into consideration, the proposal is found to be acceptable in terms of its design, scale and impact on the character and visual amenities of the dwelling itself and the area in general. As such, whilst it is not strictly in accord with the aforementioned SPG, it is deemed to comply with Policy BW7 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 dwelling to the west of the site (1 Salisbury Close) does not directly adjoin the site as there is an interfering parcel of land which is occupied by a substation and its access from the highway. Thus given the 0.75m set back of the extension from the western boundary of the site and the presence of this land between the two properties the extension would be over 2.5m from the side boundary of this neighbouring dwelling. Furthermore, due to the angled siting of this neighbouring dwelling to the application site the extension would be erected closest to its side driveway and a sufficient distance from its flank elevation as to avoid any significant overbearing impact, loss of light or overshadowing. Furthermore, as there are no windows in the west elevation of the extensions and the first floor rear window would serve an en-suite and thus a non-habitable room, there would not be any unacceptable overlooking or loss of privacy to the occupants of this property.

Similarly, with regard to the dwelling adjoining the rear boundary of the application site known as 68 Shirley Drive, no concerns are raised in terms of overbearing impact, overshadowing or loss of light. Furthermore, whilst it is acknowledged that the depth of the application dwelling's rear garden is modest in size (with a minimum depth of just over 6.5m at its nearest point to the shared boundary with 68 Shirley Drive), the first floor window in the rear elevation of the two storey extension would serve an en-suite and thus would not give rise to any unacceptable degree of overlooking or loss of privacy. This also applies to the rear garden of 32 St Davids Close, which is in close proximity to the application site but not directly adjoining.

Thus, given the above, and in the absence of any representations following the publicity exercise, the application conforms with Policy BW7 in respect to residential amenity

It is acknowledged that the proposal requires the demolition of an existing garage and thus the loss of an off street parking space. No alternative parking provision is proposed as part of the scheme to replace this lost space. However, a single space would remain on the existing driveway to the front of the site. The Engineering and Traffic Group Leader is satisfied that the parking needs of the dwelling and the lost parking space can be adequately met via on-street parking within the surrounding highway network and as such has not raised any concerns with respect to parking or highway safety. The proposal is therefore in accord with Policy BW12.

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 Double Storey Pitched Roof Extension of Side (Amended),
Drawing Number: 2 of 2, Amended Drawing Received on 23 December 2019.

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

3. The materials to be used in the construction of the external surfaces of the extensions shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy BW7 of the Merthyr Tydfil Local Development Plan.

INFORMATIVES

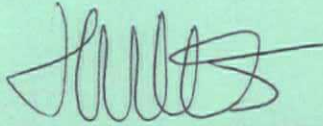
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

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 dark ink, appearing to be 'J. Smith', written over a horizontal line.

Head of Town Planning

DATE:

2/1/2020