

DELEGATED REPORT

Application No: P/20/0058

Site Address: Maes Y Coed
29 The Hawthorns
Pant
Merthyr Tydfil
CF48 2EJ

Development: First floor side extension and two storey rear extension

Case Officer: Caroline Pulley

Site Visit:

Application Expiry Date: 27th April 2020

Consultation reply date expired: 26th March 2020

APPLICATION SITE

The application site comprises a relatively modern, two-storey, detached dwelling situated within a residential estate in Pant. The property is stepped back from the road by approximately 9m with its front elevation facing a north-westerly direction onto a turning head. It has been finished externally with red facing brickwork, brown concrete tiles and brown uPVC windows and doors. It has a single storey annexe attached to its western side elevation and a conservatory to the rear. The property benefits from a generous curtilage with a reasonable sized garden area being located to the rear. A more generous but raised garden area is located to the eastern side of the property. It is bound, at its western boundary, by number 28 The Hawthorns. To the rear, the property abuts the rear garden of no.19 The Hawthorns and the side garden and conservatory belonging to no. 18 The Hawthorns. There are a variety of house types in the area including two-storey hipped roofed properties and dwellings with prominent front gables. The external finishes are predominately red and buff facing brick.

PROPOSED DEVELOPMENT

Full planning permission is sought for the construction of a two-storey rear extension and a first floor extension to the western side of 29 The Hawthorns. It is proposed to erect the first floor extension directly above the footprint of an existing single storey annexe which measures 2.9m in width by 8.4m in depth. The roof would be set in line with the ridge of the existing dwelling and would have a maximum height of 7.8m from ground level. The external elevations would be finished to match the existing property and the roof would be covered in matching concrete tiles. Internally, it is proposed that the extension would accommodate two bedrooms (one to the front, one to the rear) and a bathroom which would be served by a window located within the west facing side elevation of the property.

The two-storey extension would be positioned on the eastern side of the rear elevation. It would measure 5.9m in width by 2.5m in depth and would incorporate a hipped roof which would be set down from the existing ridgeline by 0.85m. Its rear elevation would feature a set of bi-fold doors serving a dining room and two first floor bedroom windows. The east facing elevation would also contain a large ground floor window and two first floor windows serving a bedroom and a bathroom. The external elevations would be finished to match the existing property and the roof would be covered in matching concrete tiles

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

None undertaken with this 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 within the vicinity of the site.

No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) 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

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

In terms of visual appearance, the application seeks to erect a first floor extension along the western side elevation of the house. The Council's SPG (A Design Guide for Householder Development) notes that side extensions are usually more conspicuous and generally, two-storey extensions are most often acceptable where they can be demonstrated to appear subservient to the existing house. In order to create subservience, the Council's SPG advises that extensions should be set down and set back from the main property and should be no greater than 50% of the total width of the front elevation of the house.

In the case of this application, the proposed side extension would occupy the same footprint as the existing ground floor annexe, representing a 49% increase to the main two-storey frontage of the house. Although it does not strictly accord with the SPG in terms that it has not been stepped back or down from the main property, it has been designed to mirror the scale and design of the left hand side of the property with the roof tying into the main property to form a single pitch. If the extension was stepped back, it would appear at odds with the front projecting gable, which forms quite a prominent feature to this dwelling. Overall, the side extension relates well to the existing property in terms of its design, symmetry, scale and appearance and all of the materials proposed would match the existing. The two-storey rear extension is also considered to be of an acceptable scale. Whilst there is some concern that its hipped roof does not reflect the form of the existing property, its positioning to the rear of the house limits the impact the development would have on the surrounding area. Also, whilst the roof form is not entirely appropriate, it does help to reduce the overall bulk and mass of the extension. Moreover, there are a number of hipped roof properties in the area. As such, the design and shape of the roof would not appear overly out of place in the area. For these reasons, the development has an acceptable impact on both the character and appearance of the existing property and the surrounding locality.

With regard to residential amenity, the first floor side extension would be positioned approximately 8m from the common boundary with no. 28 (to the west) and approximately 9m from the boundary with the neighbouring property to the rear, no.19 The Hawthorns. In this location, it would not give rise to a significant loss of privacy, overbearing or overshadowing impact. Whilst acknowledging that the extension does include a side facing window, this opening would serve a bathroom and a condition would ensure that the window is fitted with obscure glass to protect the privacy of the neighbour. The extent of overlooking arising from the rear elevation of the property would also be limited and would be similar to the extent of overlooking already experienced from the existing first floor windows. For these reasons, the proposed first floor extension would have an acceptable impact upon the levels of privacy and amenity currently enjoyed by the occupiers of no.28.

With respect of the two properties located to the rear of the site, it is appreciated that bedroom windows positioned within the rear elevation of the two-storey extension would be sited closer to the dividing boundary with no's 18 and 19. However, as the extension only protrudes 2.5m beyond the existing back wall and there is a separation distance of approximately 9m between the extension and the dividing boundaries, the overlooking impact to these two properties would not be significantly different to the impact that it currently experienced from the existing property. Moreover, it should be noted that there have been no objections raised to this application. The proposed development is

therefore deemed acceptable in respect of its impact on the privacy and amenity of nearby residents and would comply 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

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 number 648.003 received on 02.03.2020.

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

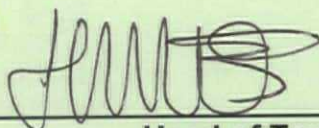
3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

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 SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. Before the development hereby permitted is brought into use, the window in the first floor western side elevation shall be fitted with obscure glazing, details of which shall first be submitted to and agreed in writing by the local planning authority. The window 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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

9/4/20