

DELEGATED REPORT

Application No: P/20/0043

Site Address: 23 Ty Llwyd Parc
Quakers Yard
Treharris
CF46 5LA

Development: Two storey side and rear extension

Case Officer: Caroline Pulley

Site Visit:

Application Expiry Date: 16th April 2020

Consultation reply date expired: 23rd March 2020

APPLICATION SITE

The application site comprises a two-storey, semi-detached dwelling located within a residential area of Quakers Yard. The property has a buff coloured brick finish with a gable roof. It is set back from the road by means of a modest garden and side driveway. Its rear garden is tiered with the upper level being flat and comparable to the floor level of the house. Neighbouring properties are located on both sides and there is a narrow access to the rear which separates the property from Edwards Terrace to the west, which is at a significantly lower ground level.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a two-storey extension to the side and rear of the application property.

The proposed two-storey side and rear extension would be set back from the front elevation of the house by 1.05m and would project out from the south facing side elevation by 2.5m. It would have a maximum depth of 8.8m and a maximum width of 2.8m with a projection of 2.4m from the rear elevation of the dwelling. The roof of the side and rear parts of the extension would be pitched to a maximum height of 6.7m. The extension would provide a store, a playroom and a w.c. on the ground floor with a bedroom and en-suite bathroom being located on the first floor. In terms of fenestration, the extension would feature a garage style door and a first floor window to its front elevation and two small windows to the rear. The external walls would be finished in brick and the roof would be covered in concrete tiles to match the existing property.

PLANNING HISTORY

P/11/0159 Erection of detached garage, re-profiling works and erection of a retaining wall - Approved - 22.07.2011

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 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 TANs to this application are 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

It is noted that the application property is located in a cul-de-sac of semi-detached dwellings which are of a similar design and form. These are largely symmetrical with the exception of some modern additions and alterations. It is also noted that there is an example of a two-storey side extension within the immediate street scene which is of a poor design and this negatively impacts on the visual amenities of the area. The proposal which was originally submitted as part of the application very much resembled the appearance of this poorly designed extension. Despite acknowledging the similarities between the two extensions, it was not considered that the asymmetrical roof design was appropriate in this context. As such, the agent agreed to amend the roof design of the

side extension so this element would be more sympathetic to the design and character of the semi-detached dwelling.

The amended proposal which is now being considered is of an acceptable design and scale and it is not considered that the extension would appear out of place or have an adverse impact on the character or appearance of the area. As such, the proposed scheme is found to be acceptable in terms of its impact on the character and visual amenities and is in accordance with the relevant SPG for householder development.

In respect of residential amenity, it is noted that the proposed two-storey extension would be located approximately 2.5m from the side elevation of the nearest neighbouring property to the south, no. 22 Ty Llwyd Parc and would protrude approximately 2.45m beyond its rear elevation. Whilst no objections have been raised by the occupiers/owner of this property, it should be acknowledged that there is a first floor window within side elevation of no.22. While the extension would be situated directly opposite this window, the relationship between the application property and the neighbour's window would not be significantly different as a result of the siting of the proposed extension. It is accepted that the outlook from this window would be altered by the two-storey rear projection. However, the limited length of the rear projection coupled with its 2.5m distance from the dividing boundary, would ensure that the proposal does not appear significantly overbearing when viewed from this neighbouring property. Furthermore, it should be noted that there are no windows proposed to the side elevation of the proposed extension. It should also be noted that the extension would be located to the north of no.22 and therefore would not result in any significant loss of light or overshadowing.

In respect of the neighbouring property to the other side, no. 24 Ty Llwyd Parc, located to the north of the application property, the two-storey extension would be significantly offset from the dividing boundary with this property and would therefore have no adverse impact. Whilst the rear elevation of the extension includes two windows, the properties to the rear are sited beyond the road (which runs along the rear of the properties at Ty Llwyd Parc) and are set at a significantly lower level. As such, the extension would not cause any loss of privacy to the amenities of these neighbouring properties. In respect of overlooking into the neighbouring gardens of the dwellings either side of the application property, which could be achieved from the proposed windows, it should be noted that the extent of overlooking would be limited and similar to the extent of overlooking already experienced from the existing bedroom window. Moreover, the proposed windows would serve non-habitable rooms. The proposed development would therefore be acceptable in respect of its impact on the privacy and amenities of nearby residents and would comply with Policy SW11 of the LDP.

In respect of the impact of the scheme on parking provision, it is noted that a proportion of the existing driveway would be used to accommodate the proposed extension. Whilst acknowledging this and the fact that the scheme would provide an extra bedroom, additional unrestricted on-street parking is available along the cul-de-sac. Given this, the proposal would not have a detrimental impact on parking provision or highway safety.

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:

Amended Plan received on 24th March 2020.

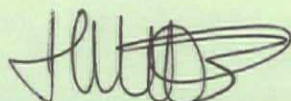
Reason - To ensure compliance with the approved plans and clearly define the scope of the permission.

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE: 2/4/20