

DELEGATED REPORT

Application No:	P/23/0064
Site Address:	38 Tramroad Side North Merthyr Tydfil CF47 0AP
Development:	Erection of front porch and reposition front windows
Case Officer:	Nia Chard
Application Expiry Date:	8th May 2023
Consultation reply date expired:	4th April 2023

APPLICATION SITE

The application site relates to a mid-terrace dwelling, located on the edge of Merthyr Tydfil town centre, and within the Thomastown Conservation Area. The site is bound by the highway of Tramroad Side North to the front, other dwellings on either side, and a commercial property to the rear.

PROPOSED DEVELOPMENT

This application seeks planning permission for the construction of a porch to the front elevation of the property. The porch would be sited to the front of the main entrance door. It would measure 2.05m wide, 2m deep and would have a 3.35m high mono-pitch roof. It would be finished with rendered elevations and tiled roof to match the existing dwelling.

In order to facilitate the porch, the proposal includes the repositioning of the windows on both the ground and first floor, this would not require planning permission.

PLANNING HISTORY

P/14/0293 Erection of single storey rear extension
 Granted subject to conditions on 19 December 2014

CONSULTATION

None undertaken with this type of 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 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

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

Section 3.6 relating to porches advises *‘The type and style of porch can vary from a simple canopy to an enclosed structure. Porches have the potential to significantly alter the principle elevation of the house and if poorly designed, their prominence can detract from the character and appearance of the area.’*

PLANNING CONSIDERATIONS

In terms of visual amenity, the proposed porch would be located to the front of the dwelling.

It is noted that there is another property with a porch within this small terrace and the property owner could erect a small porch up to 3m in height and with a floor area of three-square metres without the need for any planning permission. Although the height and footprint exceeds that which can be erected without planning permission, the proposed porch, with its mono-pitch roof, is considered to be of a better design than a flat roof structure which can be erected under permitted development rights. The external elevations of the porch would also be finished in materials to match the dwelling. It is acknowledged that the application site is located within a Conservation Area, however taking all matters into consideration, the proposed porch is considered to have an acceptable impact on its character or appearance. It would therefore comply with Policy SW11 and CW1 of the LDP.

The proposed porch is a small scale addition to the front of the property, which due to its siting and height, would not have an adverse impact on the amenities of nearby occupiers and as such would not give rise to an overbearing form of development or result in the loss of privacy. The relationship between the proposed development and the adjoining dwellings would therefore be acceptable and comply with LDP Policy SW11.

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:

Site Location Plan, Received 13 March 2023

Proposed Plans and Elevations, Drawing No. TR-02, Received 13 March 2023

Proposed Site Plan, Drawing No. TR-03, Received 13 March 2023

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

20/4/23

