

DELEGATED REPORT

Application No:	P/20/0133
Site Address:	34 Pandy Close Merthyr Tydfil CF47 8PB
Development:	Raise height of roof and construct dormer to rear and insert two skylight windows to front elevation
Case Officer:	Caroline Pulley
Site Visit:	16 th July 2020
Application Expiry Date:	24th August 2020
Consultation reply date expired:	20th August 2020

APPLICATION SITE

The application property comprises a bungalow located within Pandy Close, Merthyr Tydfil. The property is bound by the highway to the front, neighbouring properties on both sides and Pandy Farm and Pandy Clock to the rear (Grade II Listed Buildings). The property has a pitched gable roof, brick and rendered elevations and a concrete tiled roof.

PROPOSED DEVELOPMENT

This application seeks full planning permission for a rear dormer extension and a small increase to the height of the property's roof.

The proposed dormer would measure 3.5m in width and a maximum of 3.9m in depth. It would have a flat roof with a maximum height of 2.6m. It would have a rear facing patio door and Juliet balcony. The walls of the dormer would be covered with timber cladding and the roof would be covered in charcoal grey tiles. The windows would be white uPVC. The Juliet balcony would feature a smoked glass balustrade.

Other works include the renewal of the roof rafters and raising of the roof by 150mm. The scheme also includes the siting of two skylight windows within the front roof plane of the dwelling. These two openings do not require planning permission as they fall within the property's permitted development rights.

PLANNING HISTORY

There is no recent planning history relating to this 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.

No letters of objection 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

Policy CW1 - Historic Environment

Policy CW2 – Cyfarthfa Heritage Area

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

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

Section 3.7 provides specific guidance relating to roof alterations and extensions. It states that dormer windows should be discreetly located to minimise visual impacts. It also notes that dormer windows should complement the existing roofing materials and should be in proportion and subservient to the dwelling.

PLANNING CONSIDERATIONS

The main considerations in the assessment of this application are the impact of the proposed roof works on the character and appearance of the existing dwelling and wider area, and the impact on the amenities of surrounding residents. Consideration should also be given to the impact this scheme would have on the setting of the Grade II buildings located to the rear of the site.

In terms of visually amenity, the raising of the roof line by 150mm would not have any significant impact. The proposal does however include a flat roof dormer which would not normally be supported, due to their poor design and impact on visual amenity. However, in this case, the dormer would be located to the rear of the property and as such, it would not have a significant impact upon the visual appearance of the street. Also, there are other dormers in the street and it should be noted that a very similar addition could be erected to the rear of this dwelling without the need for planning permission. Additionally, the proposed dormer would be subservient in terms of its scale, being set in from the pine ends and set down from the ridge of the main roof. While it is acknowledged that the dormer would be situated in close proximity to the Grade II buildings located at Pandy Farm (to the rear of the site), the property is set at a slightly lower level and the proposed dormer would be of a relatively modest scale. Permitted Development rights also allow a much bigger extension to be erected to the rear of the property without the need for planning permission. Taking this into account, it is not considered that the proposal would adversely affect the setting of the adjacent Grade II buildings. However, it is considered that the external finishing materials proposed for the walls and roof of the dormer and the Juliet balcony should be controlled by way of a condition. In particular, the use of timber cladding in this location may not be visually acceptable and as such, specific details will need to be provided before works commence. Therefore, subject to the finishing materials being agreed by condition, it is considered that the proposal is visually acceptable, and would not have an adverse impact on the character or visual amenities of the dwelling or indeed the wider area.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is not considered that the proposed dormer or the proposed roof works would have any overbearing impact or result in any significant overshadowing or loss of light. The main impact arising from the proposed roof works would be in terms of overlooking and loss of privacy to the adjoining rear garden areas. It is acknowledged that the Juliet balcony would enable some overlooking into the gardens of the two adjoining properties. However, given that the dormer would be set in from the common boundary, there would not be an unacceptable loss of privacy. Additionally, there are no windows proposed in the side walls of the dormer. The Juliet balcony would directly face the south-western elevation of the stable building located at Pandy Farm House and it would appear that there are arched openings within this part of the listed building. Nonetheless, there is an intervening driveway between this building and the application site. A distance of approximately 14m would also be maintained between the two properties. Taking this into account in combination with the fact that a dormer window would be erected to the rear of the property without permission, the proposal would not have any significant effect on the amenities of the residents of Pandy Farm House and the associated buildings in terms of loss of light, loss of privacy or overbearing impact.

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

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 Pandy 34 01 received on 29.06.2020

Drawing number Pandy 34 02B received on 31.07.2020

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

3. **Prior to the construction of the dormer hereby approved** details and/or samples (including colour) of the materials to be used in the construction of the external surfaces of the dormer and Juliet balcony shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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 Policies SW11 and CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

21/08/20