

DELEGATED REPORT

Application No: P/21/0235

Site Address: 5 Taff Glen View
Twynyrodyn
Merthyr Tydfil
CF47 0TH

Development: Erect two storey side extension

Case Officer: Marlene Ferreira

Site Visit: 13th July 2021

Application Expiry Date: 23rd August 2021

Consultation reply date expired: 29th July 2021

APPLICATION SITE

The application site relates to a semi-detached dwelling, 5 Taff Glen View, in the area of Twynyrodyn. The dwelling is set back and significantly elevated above the front highway and is accessed off the front highway via a stepped access. The front garden area rises up to the dwelling from the road and the rear garden area rises steeply, over different raised patio levels, to the adopted rear lane, Primrose Hill. The dwelling is served by a side single storey projection, which appears to be an original feature of the property and others along this street. On-site parking is provided to the rear of the property (accessed off Primrose Hill). On-street parking is also provided along the front highway.

The dwelling lies in a street of semi-detached dwellings of a similar scale and design, most of which remain original and a few of which have been extended by means of a side or rear extensions.

The application site lies within the settlement boundary – Primary Growth Area, as designated within the Merthyr Tydfil Local Development Plan 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing single storey side projection and construct a two-storey side extension.

The extension would measure 2.9 metres wide, 5.9 metres deep and 7.15 metre in height. It would provide a dining room, a shower room and a utility room at ground floor and two single bedrooms and an en-suite at first floor. It would be finished with concrete roof tiles and rendered elevations.

PLANNING HISTORY

The council's record do not indicate any other planning history for this site.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 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 Development Framework

- Future Wales: The National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales - Edition 11 (February 2021)

Local Planning Policies

- The Merthyr Tydfil Replacement LDP 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

- Supplementary Planning Guidance (SPG):

SPG Note 6 – Householder Development (2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extension would be acceptable in respect of its impact on the character and appearance of the property and the surrounding area. The impact upon residential amenity, parking provision and highway safety are also primary considerations in the assessment of this proposal.

Character and Appearance

The proposed extension although a two-storey addition, would be set 0.3 metres below the height of the main roof and would be set 1 metre back from the dwellings' front façade. The design of the extension would therefore ensure that it appears as a subordinate addition which would not have a dominant impact on the appearance of the existing dwelling or significantly disturb the symmetry between the semi-detached pairs. In

addition, the extension would be finished in matching material finishes to those existing on the property.

Thus, the proposal is considered an appropriate form of development which would reflect other extensions already existing on nearby neighbouring properties and would therefore be in context with the character and appearance of the dwelling and the wider street scene, in accordance with LDP Policy SW11.

Residential Amenity

Given the siting of the extension, 3 Taff Glen View is the property which is most likely to be affected by the proposed development.

The extension would sit immediately adjacent to the dividing boundary and would measure 7.15 metres in height. As such, it would be somewhat overbearing and result in some loss of light to this neighbouring property, particularly since the application dwelling sits on a slightly higher ground level (than 3 Taff Glen View). The extension however would be located approximately 1.5 metres, at its closest point (at the front of the property) and approximately 2 metres, at its furthest point (at the rear of the property) from this neighbouring dwelling. The overbearing impact of the proposed extension would mainly occur to the pathway area at the side of this neighbouring property, which provides access from the front to the rear of this neighbouring dwelling. The neighbour's main rear garden area would therefore remain unaffected as a result of this proposal. Whilst it is also noted that the neighbouring dwelling is served by side facing windows at ground and first floor, the first floor window appears to serve a landing area and as such would not significantly reduce any natural light into existing habitable rooms. Likewise, the ground floor windows, which are very small in scale, appear to serve a utility area as opposed to any habitable rooms. As such, the overbearing and loss of light impact in this instance would not be considered significantly detrimental to this neighbouring property. It should also be noted that the proposed two-storey extension would not be served by any side facing windows and would therefore prevent any direct overlooking into this neighbouring dwelling and its rear garden area. Furthermore, no letters of objection were received from nearby residents in respect of this proposal.

The relationship between the proposed development and the existing neighbouring property is therefore considered acceptable and would comply with LDP Policy SW11.

Parking and Highway Safety

The existing dwelling is served by on-site parking at the rear of the property which provides at least 2 on-site parking spaces. The proposed extension would provide an additional two bedrooms and would therefore increase the demand for on-site parking. It should be noted however, as discussed previously, that additional unrestricted on-street parking is provided along the front highway. As such, the existing parking arrangement combined with the on-street parking would be considered sufficient to serve the proposed five bedroom property and as such, would not have any significant or adverse impact upon parking provision or highway safety. The proposal would therefore comply with LDP Policy SW11.

CONCLUSION

For the reasons set out above the proposed development is considered to be acceptable and complies with the relevant LDP policies.

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.

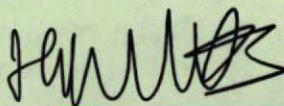
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Existing and Proposed Plans, Elevations & Section, received: 11th August 2021

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

16/08/21