

DELEGATED REPORT

Application No:	P/23/0139
Site Address:	33 Vernon Close Penyard Merthyr Tydfil CF47 0HY
Development:	Change roof from hipped to gable with front and rear dormers, single storey rear extension and other external alterations and erection of summerhouse
Case Officer:	Emma Watkins
Application Expiry Date:	31st July 2023
Consultation reply date expired:	28th June 2023

APPLICATION SITE

The application site relates to a semi-detached bungalow located on Vernon Close, Penyard. The site is located on the northern side of Vernon Close with neighbouring residential dwellings to the north, west and east.

The neighbouring dwellings directly to the north (28) and east (34, the adjoining semi) have long gardens which match the size of the application site's garden. The neighbouring dwellings to the west, 32 and 31 both share a garden boundary with the application site. However, these dwellings back onto the application site and both have very short, small rear private amenity spaces which also means the dwellings are near the shared boundary.

PROPOSED DEVELOPMENT

The application proposes a front dormer pitched roof extension, hip to gable roof extension, rear dormer flat roof extension, a single storey rear flat roof extension with lantern rooflights and a detached summer house (with flat roof) at the rear of the garden.

Amended drawings have been received during the consideration of the application to reduce the impact on the neighbouring dwellings.

The proposed finishes are stated to match existing including roof tiles, external walls and dormer in render, windows/doors in white aluminium and fascias/soffits white uPVC.

PLANNING HISTORY

P/23/0085 - Single storey rear extension, rear dormer and front dormer roof extensions and creation of parking area – Withdrawn.

CONSULTATION

No statutory consultations.

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

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 SW12 – Improving the Transport Network

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

PLANNING CONSIDERATIONS

The key considerations in the determination of this application relate to impact of the development on the character and appearance of the dwelling and general street scene, impact on residential amenity.

Vernon Close is characterised by pairs of semi-detached single storey dwellings, many of which have been altered by the addition of front dormers, hip to gable extensions, rear dormers, outbuildings, and porches. Whilst the character of these dwellings were the same when originally constructed, it has changed overtime as various alternations have been approved to the dwellings.

The proposed front dormer has been positioned towards the eastern side of the roof, set up from the eaves and with a pitched roof, which reflects the size and design of the front dormer on the neighbouring property (and other properties in Vernon Close). The hipped roof is proposed to be extended to a gable end, and this will also match the neighbouring property, so that the pair have a symmetrical roofline again, with roof materials to match existing and render clad dormer.

To the rear, on the extended hip to gable, a rear flat roof dormer is proposed. Originally proposed to be the full width of the rear roof slope, it has been amended and set in from the western side to reduce the overbearing impact of the combined hip to gable and dormer on the neighbouring property at 32 Vernon Close. The amended scheme is less overbearing for the neighbouring dwelling at 32 Vernon Close, now that the dormer has been set in and the appearance and relationship is considered acceptable.

The single storey rear extension will be flat roofed with two lantern style roof lights. Whilst this will be the full width of the dwelling, its depth is limited to 3m and due to the dwelling and the extension being set off the boundary with 32 Vernon Close, the appearance and relationship is acceptable.

The summer house is proposed at the rear of the garden of the application site. This means that it will be at the very end of the garden of 28 Vernon Close, which has a deep enough garden that this is considered acceptable. As originally proposed, the summerhouse was the full width of the rear garden and had a pitched roof. The amended summerhouse has been reduced in width by bringing it off the boundary with 31 Vernon Close and reduced in height by changing it from a pitched roof to a flat roof. The appearance and relationship are acceptable.

The dwelling is being enlarged from a two-bedroom dwelling to a three-bedroom dwelling. To accommodate this an off-street parking space is proposed to the front of the dwelling. This would be in a similar arrangement to neighbouring dwellings, and since this is not a classified road no planning permission would be required for such a change.

Conclusion

Having regard to the above and noting no objections were received following the publicity exercise, the proposal is found to be acceptable in terms of its impact on the character and appearance of the dwelling and street scene and on residential amenity and is in accordance with 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.

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 no. Vernon 33 B CON 01C - Existing & Proposed Plans, Elevations and Section Details - Received 16 August 2023.

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

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.

All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

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.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

P.P.

DATE: 17.08.2023