

DELEGATED REPORT

Application No: P/20/0205

Site Address: 1 Oaklands
Cardiff Road
Merthyr Vale
Merthyr Tydfil
CF48 4SY

Development: Erect a first floor extension and a two storey extension to side and rear of property. Proposal to include new canopy over front door

Case Officer: Caroline Pulley

Site Visit: 10th September 2020

Application Expiry Date: 27th October 2020

Consultation reply date expired: 1st October 2020

APPLICATION SITE

The application site relates to a two-storey, end of terraced dwelling situated on Cardiff Road in Merthyr Vale. The property is bound by the main highway to the front, a neighbouring dwelling to the south and a landscaped embankment to the north and rear. It is set back from the road and is enclosed to the front by a stone retaining wall and close board fencing. The property features a cat slide extension to the rear and a lean-to extension to the side. Its rear garden area is elevated above the house and is terraced in nature.

PROPOSED DEVELOPMENT

This application seeks planning permission to erect a first floor extension and a two-storey extension to the side and rear of the property. The side extension would measure 3.6m wide by a total 9.9m in depth. Its pitched roof would be set down from the ridge of the main property and would measure 7.1m in height. The front elevation of the extension would feature two windows and an entrance door, which would be covered by a small canopy. The rear elevation, which would protrude 4m beyond the main back wall, would contain two windows at ground floor and a single window at first floor. This part of the development would provide a kitchen and a dining area on the ground floor and two bedrooms at first floor.

As part of the scheme, the existing cat-slide extension to the rear of the main property would be increased in height to provide a lean-to roof form which would tie into the pitch of the two-storey side extension. The fenestration arrangement of this existing extension would be reconfigured and it is noted that the internal layout would also be altered to provide a utility room on the ground floor and a bathroom at first floor.

The external walls and roofs of the extension are proposed to match the existing property (with the exception of a small section of uPVC cladding to the rear wall).

PLANNING HISTORY

P/01/0516 Single storey bathroom extension
Approved – 21.01.2002

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.

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 EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

PLANNING CONSIDERATIONS

The key considerations in the determination of this application are considered to be the visual appearance of the development and its impact on the character and appearance of the surrounding area, and the impact of the development on the amenity and privacy of neighbouring properties.

In terms of visual appearance, this application seeks permission to erect a two-storey extension along the northern side elevation of the existing property. The Council's SPG (A Design Guide for Householder Development) notes that side extensions are usually more conspicuous and generally, two-storey extensions are most often acceptable where they can be demonstrated to appear subservient to the existing house. In order to create subservience, the Council's SPG advises that extensions should be set down and set back from the main property and should be no greater than 50% of the total width of the front elevation of the existing house.

In the case of this application, the application property is set back from the main highway and there is already a single storey extension in situ. The proposed side extension would not be any wider than the existing side extension but it would project further forward (towards the main front elevation of the dwelling). While this is noted, the extension would be set back from the front building line of the property and its roof would be set down from the ridge. Although it does not strictly accord with the SPG in terms that it would represent a 59% increase to the main two-storey frontage of the house, it relates well to the existing property in terms of its scale, design, symmetry and appearance and all the materials proposed would match the existing. For these reasons, it is considered that the side extension would have an acceptable impact on both the character and appearance of the existing property and the surrounding locality. The front canopy is also considered acceptable.

While it is accepted that the alterations proposed to the rear of the property would be less aesthetically pleasing, the existing cat slide extension is visually poor at present and any alterations proposed to the rear of this property would not have an adverse impact upon the most important front elevation of the property. Taking this into account, this aspect of the scheme is deemed acceptable.

In terms of the impact on residential amenity, the side elevation would not have any significant impact as it would be sited to the north of the property, away from the boundary with neighbouring properties. Any potential overlooking from this extension would also be limited given that the extension is set back from the front of the main house and there is a main highway separating the dwelling from the properties to the west. It is also considered that the alterations proposed to the existing rear extension would have a limited impact as this building is offset from the dividing boundary. With no objections being received to the scheme, the application is considered to have an acceptable impact upon the residential amenities of neighbouring properties.

To conclude, it is not considered the proposal put forward as part of this application would have a significant impact on the character and appearance of the locality or upon the residential amenity of the surrounding neighbouring properties. As such, the proposal is

considered to comply with the relevant policies of the Local Development Plan (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

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 Proposed received on 01.09.2020

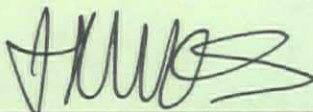
Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

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:

8/10/20