

DELEGATED REPORT

Application No: P/22/0236

Site Address: 5 Queens Road
Twynnyrolyn
Merthyr Tydfil
CF47 0NA

Development: Demolish single storey rear extension and construct two storey and single storey rear extensions and erection of front porch

Case Officer: Nia Chard

Application Expiry Date: 21st December 2022

Consultation reply date expired: 9th November 2022

APPLICATION SITE

The application relates to a mid-terraced residential dwelling which is located in a primary residential area. The site is bounded by the highway of Queens Road to the front, dwellings to either side and an access lane to the rear. The profile of the site is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission for the demolition of a single storey rear extension and for the erection of a two-storey rear extension and a porch on the front elevation.

Following discussions with the agent, the first-floor part of the rear extension has been stepped back by 0.75m in order to lessen the overbearing impact on the neighbouring dwellings

The proposed two storey extension would be 3.3m in depth by 6.1m in width and would have a pitched roof with a ridge height of 7m. The extension would feature two first floor windows serving a bedroom. A single storey extension is proposed off the rear elevation of the two storey extension, this would be the same width (6.1m) and would be 0.75m in depth. It would have a mono-pitched roof with a maximum height of 3.25m. The single storey would feature a window and patio door in its rear elevation. The roof of the extension would be tiled, the walls would be rendered and the door and windows would be white upvc. These materials would match the dwelling.

The proposed porch would measure 2.25m in width and 1.5m in depth. It would have a pitched roof with a maximum height of 3.5m. All materials would match the existing dwelling.

PLANNING HISTORY

There is no relevant planning history that needs to be considered when determining this planning application.

CONSULTATION

None undertaken

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties.

One letter of objection has been received to the application as a result of the of the result of the publicity exercise undertaken with the application. The concerns raised are summarised below:

- The extension would have an overbearing and dominant impact on the objectors property.
- The gardens in Queens Road are relatively small and a two-storey extension of that size would have a detrimental impact due to overshadowing and would cause loss of privacy as the extension would extend close to the boundary fence.
- The extension is larger than other extensions on Queens Road.

As highlighted above, following this objection, the agent has reduced the depth of the first-floor element of the extension by 0.75m. Following this change a further neighbour consultation was undertaken but no further objections were received.

Local Ward Members were advised of the objection received to this application however, no request has been submitted requiring the application to be reported to the Planning Committee. As such, the application will progress to be determined by the Director of Neighbourhood Services.

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 EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

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

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.

Impact on character and appearance

The proposed extensions are considered to be of an appropriate design and scale which would not adversely impact on the character of the dwelling. It is noted that within the rear street scene there are examples of other additions which are both single storey and two storey in height and which vary in overall design and scale. Within this context, the proposed extensions would not appear out of place or adversely impact on the character or visual amenities of the wider area. As such the proposal is found to accord with policy SW11 of the LDP.

The scale and of the proposed porch is also considered appropriate to the dwelling, and its material finishes would match those of the dwelling. Its pitched roof would be appropriate to its local context, which contains other porches of similar design. The proposal is therefore considered acceptable and would comply with Policy SW11 of the LDP.

Residential amenity

In terms of amenity, it is considered that the main impact of the proposal would result from the construction of a two-storey extension at the back of the property. The porch addition proposed to the front of the property would be limited in terms of its scale and height and

would therefore have a minimal impact upon the adjoining neighbouring properties. The extension proposed to the rear of the property would however be two storeys in height and would have a greater potential to impact upon the existing levels of amenity enjoyed by neighbouring occupiers. It is acknowledged that one letter of objection was received to this application. Concerns have been raised regarding the detrimental impact of the proposal on privacy and overbearing and overshadowing impacts.

The proposed extension has been set in 300mm from the common boundaries with both neighbouring properties. At present, there is an existing single storey extension at the rear of the property which projects up to 2.6m off the main back wall. It is of a similar length and design to the single storey additions currently in situ at the back of the adjoining properties. The proposed extension would extend further into the rear garden with a maximum projection of 4m off the main back wall at ground floor level, and 3.3m at first floor level. Being situated adjacent to the common boundary with both of the adjoining properties, it is considered that a level of impact would be experienced. Nonetheless, the proposed development is not considered to be of a scale or design which would result in an unduly harmful overbearing impact on the adjoining occupiers. Whilst there may be some overshadowing/loss of light, especially to the property located to the north-west (No.4 Queens Road) the neighbour's first floor windows are set in from the common boundary. Therefore, any potential overshadowing/loss of light impact would be reduced by the position of the neighbour's first floor windows. The loss of light to the neighbours rear garden would be minimal particularly when taking into considered the existing single storey extensions. It is recognised that the extension would have first floor windows which would allow for views in the neighbouring gardens. However, the level of overlooking would be typically found between terraced dwellings and, given the existing situation, would not be to an unacceptable degree.

Conclusion

It is not considered the proposal 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 application is considered to comply with Policy SW11 of the LDP.

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:

Proposed Floor Plans, Drawing No: QR-02 Rev B, Received 6 October 2022
Proposed Elevations, Drawing No: QR-03 Rev B, Received 6 October 2022
Proposed Block Plan, Received 7 September 2022
Site Location Plan, Received 7 September 2022

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

DATE:

10/11/22

