

DELEGATED REPORT

Application No: P/21/0403

Site Address: 10 Gelligaer Road
Trelewis
Treharris
CF46 6DN

Development: Non-material amendment to planning permission P/21/0177 to alter the material finishes on the side elevation of the extension and alter the roof lights to a rear lantern

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 24th January 2022

Consultation reply date expired:

APPLICATION SITE

The application site relates to a semi-detached dwelling, 10 Gelligaer Road, located in Trelewis. The two-storey property has been extended to the rear by a small single storey addition and benefits from a side pedestrian access (from the front of the property into the rear garden) and a front driveway area. It is accessed via a gated access off a busy front highway, Gelligaer Road.

The dwelling forms part of a varied street scene, which includes two-storey semi-detached, two storey detached, and bungalow properties, all of which are served by on-site parking via driveways and/or garages and some of which are served by rear and/or side single and/or two storey extensions.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan

PROPOSED DEVELOPMENT

This non-material amendment application seeks planning permission to alter the material finishes and the roof lights of the side and rear extension, as approved under planning permission P/21/0177.

The western side elevation of the side and rear extension was formerly approved as part brickwork and part render. This would be altered to render only (with a brickwork plinth). The proposed rear extension was to be served by two centrally located roof lights. These

would be altered to one single UPVc roof lantern, which would measure 3 metres wide, 1.5 metres deep and 0.66 metres in height.

PLANNING HISTORY

The following application is relevant to the consideration of this application:

P/21/0177 – Single storey side and rear extension. Widen front vehicular access – Approved: 1st July 2021

PUBLICITY AND CONSULTATION

This is an application under Section 96A of the Town and Country Planning Act 1990, thus the existing provisions relating to statutory consultation and publicity for planning applications are not relevant under this application.

POLICY CONTEXT

Section 96A of the Town and Country Planning Act 1990 (TCPA 1990) came into force in Wales on 1 September 2014. The provision in this section of the Act provides the mechanism to approve non-material amendments to an existing planning permission.

In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. The following tests are therefore relevant to the consideration of the application:

- (a) (i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,
(ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity;
- (b) would the interests of any third party or body be disadvantaged in planning terms; or,
- (c) would the proposed change conflict with national or development plan policies.

The following policies of the Merthyr Tydfil LDP 2016-2031 are therefore also relevant to the assessment of this application:

Policy SW11 – Sustainable Design and Placemaking

- Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September, 2015)

PLANNING CONSIDERATIONS

The issues to consider under this application relate to whether the proposed alterations to the side and rear extension would constitute a non-material amendment to the approved development under application P/21/0177 and whether it would be an acceptable form of development in accordance with the relevant LDP policies.

Main Issues

The proposed alteration does not seek to alter any aspect of the approved development under P/21/0177, other than the finish of the western side wall of the extension as well as the replacement of two roof lights with one roof lantern.

In respect of the proposed material finish of the western elevation, this would be finished completely in render (with a low brick plinth). The applicant has confirmed that the part brickwork finish was added to the elevation plan of the western side elevation in error. In any case, the render finish would provide a more acceptable finish which would match the other elevations of the proposed extension (also finished in render with a low brick plinth) and would therefore appear more uniform when viewed from the neighbouring property and the rear of the property. This proposed amendment would therefore be considered a minor alteration which would be visually acceptable and in context with the material finishes of the existing property and the proposed extension. As such, it would not detract from the character or appearance of the property and would comply with LDP Policy SW11.

With regards to the proposed roof lantern, it is noted that this would replace two proposed UPVc roof lights. The applicant has confirmed that the contractor does not stock the 1 metre wide by 1 metre deep roof lights and in any case has advised against installing the UPVc roof lights as a natural lighting option for the proposed extension. As such a UPVc roof lantern is proposed. The roof lantern would measure 3 metres wide by 1.5 metres deep and would therefore be wider and deeper than the existing roof lights, however, this would only be marginally larger. Furthermore, only one roof lantern is proposed to replace the two approved roof lights. Whilst it is noted that the proposed roof lantern would also project 0.66 metres above the flat roof of the extension, this projection would not be significantly higher than the 0.15 metre projection of the approved roof lights and would not be deemed any more visually harmful to the appearance of the extension. The material finishes of the roof lantern would also be considered acceptable. This proposed amendment would therefore be considered a minor alteration which would be visually acceptable and in context with the character and appearance of the existing dwelling. As such it would accord with LDP Policy SW11.

With regards to the impact of these amendments upon the amenities of nearby occupiers, it is evident that a change in the material finishes of the side elevation of a proposed single storey flat roof side and rear extension, as well as the alteration of two central projecting roof lights into a central projecting roof lantern (in relatively the same location and of a similar scale), would not give rise to an inappropriate development which would have a significant adverse impact upon the amenities of nearby occupiers. The proposed amendments would therefore be considered acceptable in respect of residential amenity and would accord with LDP Policy SW11.

Other Considerations

The following other considerations have been taken into account in considering the application and in reaching the recommendation set out below.

1. Conditions on the existing permission:

There are no conditions on the existing planning permission that would prevent the proposed change.

2. Previous Non-material Amendments:

The existing planning permission has not been the subject of any previous applications for non-material amendments.

3. Previous Publicity / Consultation Responses:

The existing planning permission was not the subject of any previous publicity / consultation responses that relate to the proposed changes.

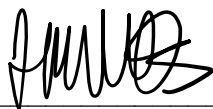
Conclusion

It is therefore considered that the proposed alterations to the proposed single storey side and rear extension would not have an adverse impact on the appearance of the dwelling or the amenities of nearby residents which would be significantly different to that caused by the originally approved development under planning permission P/21/0177. The proposal is therefore considered a minor form of development which would not detract from the surrounding visual or neighbouring amenities. As such, it would comply with the relevant LDP policies and amount to a non-material amendment to planning permission P/21/0177.

RECOMMENDATION: APPROVED subject to the following **CONDITIONS:**

None

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

15/12/21