

DELEGATED REPORT

Application No: P/20/0183

Site Address: 6 Sanbrook Place
Queens Road
Twynyrodyn
Merthyr Tydfil
CF47 0ES

Development: Non-material amendment to planning permission P/17/0060 for the addition of roof lights to the front and rear (to serve two bedrooms within the attic space) and alter the design and size of windows and/or doors to the front and rear elevations

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 5th October 2020

Consultation reply date expired:

APPLICATION SITE

The application site relates to a recently approved dwelling (under planning permission P/17/0060), on a plot of land measuring approximately 0.0521 hectares, which forms part of the wider site that formerly housed Sandbrook Care Home and Day Centre. The detached property is currently under construction.

The application site lies within the settlement boundary, as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This non-material amendment application relates to an extant planning permission, P/17/0060, for the erection of a detached dwelling. Specifically, this application seeks planning permission to install roof lights to the front and rear of the property and alter the design and size of the windows/doors to the front, sides and rear elevations.

In respect of the roof alterations, two roof lights, each measuring 0.65 metres x 0.7 metres, would be installed to the front roof profile. Three roof lights, each measuring 0.65 metres by 0.7 metres, would also be installed to the rear roof elevation. The roof lights would serve two additional bedrooms, to be provided within the roof space.

With regards to the front elevation, the front lower ground floor window would be reduced in size to 2.3 metres wide by 1.2 metres in height, and its design would be altered from a four pane window to a three pane window. At first floor, the four pane folding doors would be altered to a two pane fixed full height window with a central door to provide access from

the bedroom to the front balcony. Also at first floor, the two pane folding doors would be reduced in size to 1.1 metres wide by 2.1 metres in height and altered to a single door, which would provide access from the first floor hallway to the front balcony area. The ground and first floor windows of the front gable projection would each be reduced in size to 3.2 metres in width by 2.1 metres in height. The design of each of the windows would also be altered to include four panes only (without a top opening).

With regards to the southern side elevation, the windows which would serve the ground floor lounge area, the first floor en-suite of the Master bedroom and the staircase area, would be enlarged to 0.6 metres wide by 1.4 metres in height, 0.7 metres wide by 1.2 metres in height, and, 0.9 metres wide by 2.3 metres in height.

With regards to the rear elevation, the ground floor kitchen window would be reduced in size to 3.2 metres wide by 1.1 metres in height. The brickwork detailing to the top of the windows and door would be omitted.

PLANNING HISTORY

P/18/0390 – Non-material amendment to P/17/0060 to reduce the size of the first floor window on the front gable elevation – Non-material amendment approved: 3rd January 2019

P/17/0060 – Erection of detached dwelling – Approved: 30th March 2018

CONSULTATION

Consultations were not carried out under this application.

POLICY CONTEXT

Local Policies

The Local Development Plan policies identified during the consideration of the original planning permission, P/17/0060, remain relevant in the assessment and determination of this non-material amendment application.

Welsh Government Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014)

The guidance advises that a non-material amendment will depend on factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and the surrounding area, which will vary from one application to another.

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 guidance also identifies four tests, which local planning authorities may wish to consider when assessing and determining whether a proposed change would qualify as a non-material amendment. These are as follows:

- is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,

- would the proposed change result in a detrimental impact either visually or in terms of local amenity;
- would the interests of any third party or body be disadvantaged in planning terms; or,
- would the proposed change conflict with national or development plan policies;

These four tests have been used in the determination of this application, as set out below.

PLANNING CONSIDERATIONS

Section 96a of the Town and Country Planning Act 1990 provides the mechanism to approve non-material amendments to an existing planning permission.

Main issues:

The main issue in determining this application is whether or not the proposed changes to the proposed development constitute a non-material amendment to the development approved under application reference P/17/0060. In this respect the main considerations relate to whether the proposed changes to the design and size of windows and/or doors, the addition of roof lights and the removal of the brickwork detailing, would be acceptable in respect of their impact upon appearance of the property and upon the residential amenities of neighbouring occupiers.

The proposed alterations, some of which would result in larger windows and some of which would result in smaller windows and doors combined with an altered design, as well as the introduction of roof lights, would be considered acceptable. Indeed, their design, finishes and siting on the elevation would continue to relate sympathetically to other approved windows and the overall scale of the property. Similarly, the roof lights would not dominate the roof profile and would appear as an acceptable addition, which is also prevalent on other dwellings in the wider site. As such, the fenestration arrangement would continue to be viewed in proportion with the dwellings' overall appearance and in context with the character and appearance of the wider Sandbrook Site. Indeed, the removal of the brickwork detailing to the top of the windows and doors on the rear elevation, would be deemed more sympathetic to the character and appearance of the property. Thus, these alterations would appear insignificant and almost unnoticeable, and as such, would be considered to only have a minor impact on the appearance of the dwelling and the wider street scene. The proposed alterations would therefore accord with LDP Policy SW11.

Given the nature of the proposed amendment and the fact that no new window openings are proposed, other than roof lights, these alterations would have no additional impact on the amenity of neighbouring occupiers. Whilst it is noted that the alterations would include enlarging two of the windows to the southern side elevation, it should be noted that one of these windows would be serving the first floor en-suite of the Master bedroom and as such would be installed with obscure glass as conditioned under the original planning permission, P/17/0060. The other window would be serving the staircase (providing access from the ground to the first floor) and as such, would not be serving an habitable room. Furthermore, any overlooking from this window would be onto the front driveway area of 7 Sandbrook Place and as such would not provide any direct overlooking into the private amenity area of this neighbouring property. Likewise, the proposed roof lights, which would be provided at high level, would, as a result of their siting limit the extent of overlooking, and any overlooking that would be achieved would be less than that of any first floor front and rear windows. As such, the proposed alterations would not be

considered to have any additional or significant impact upon the amenities of nearby occupiers and would therefore comply with LDP Policy SW11.

Other Considerations:

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

1. There are no conditions on the existing planning permission that would prevent the proposed change.
2. There has been one other previous non-material amendment to the originally approved scheme, as noted above.
3. No representations were received following the original publicity exercise and the comments received as a result of the consultation exercise would not necessitate the refusal of the proposed changes.

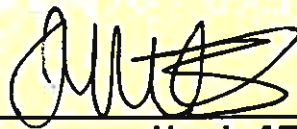
CONCLUSION

The proposal would therefore be considered a minor form of development and thus a non-material amendment to planning permission P/17/0060, which would accord with LDP Policy SW11. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED

None

RECOMMENDATION ENDORSED



Head of Town Planning

DATE: 20/8/20