

DELEGATED REPORT

Application No: P/20/0086

Site Address: 57 Lakeside Gardens
Gurnos
Merthyr Tydfil
CF48 1EW

Development: First floor side extension and two front bay windows

Case Officer: Caroline Pulley

Site Visit:

Application Expiry Date: 18th June 2020

Consultation reply date expired: 14th May 2020

SITE NOTES:

APPLICATION SITE

The application site is a two-storey, detached dwelling located in Lakeside Gardens, Merthyr Tydfil. The property is situated in a cul-de-sac of 10 detached properties of varying design and scale. It is set back from the road by approximately 8m and is positioned broadly in line with the neighbouring property to the east. Its rear garden faces south and abuts the rear boundary of two detached dwellings. These two properties are positioned approximately 18m away from the rear of the application dwelling.

PROPOSED DEVELOPMENT

Full planning permission is sought for the construction of a first floor extension to the eastern side of 57 Lakeside Gardens. It is proposed to erect the first floor extension directly above the footprint of an existing garage which measures 3.15m in width by 9.43m in depth. The roof of the extension would be set in line with the ridge of the existing dwelling and would have a maximum height of 7.4m from ground level. The external elevations of the extension would be finished in tongue and groove S.W. boarding (stained brown). The roof would be covered in brown concrete tiles and the windows would be grey uPVC. Internally, it is proposed that the extension would accommodate two bedrooms (one to the front, one to the rear).

Also proposed as part of this application are two projecting bay windows along the front elevation of the existing property. These two windows would each measure 1.3m in width and would protrude 0.45m from the face of the wall. The submitted plans also highlight that the external walls of the existing property would be rendered, resulting in the removal of the existing brick and faux stone finish. This particular aspect of the development does not require planning permission.

PLANNING HISTORY

There is no recent planning history relating to the property.

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 representation 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

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

In terms of visual appearance, the application seeks to erect a first floor extension along the eastern side elevation of the house. 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 house. In the case of this application, the proposed side extension would occupy the same footprint as the existing garage, representing a modest 34% increase to the main two-storey frontage of the house. Although the extension does not strictly accord with the SPG in terms that it has not been stepped back or down from the main property, the resulting scale of the property would not appear overly unbalanced nor would it appear at odds with the scale of the properties in this area.

There is some concern that the scheme would introduce a number of different window styles to the principal elevation and this would give the dwelling a confused and muddled appearance. Nonetheless, the design, shape and size of the windows would not cause significant harm to the character and appearance of the application property or the wider surrounding area. It should also be noted that the front of the application property is stepped back behind the front elevation of the neighbouring house (to the west) and this would further help to limit the potential impact the scheme may have on the street scene. The walls of the extension are proposed to be clad in timber and this is not a feature of the existing dwelling. Nevertheless, there is a varied character on this estate and as such, the introduction of a new material which is complementary to the dwelling is considered acceptable.

Overall, while there is some concern over the general appearance and arrangement of the dwelling's proposed front elevation, the scheme is not considered to cause significant harm to the character and appearance of the existing property or the surrounding area.

With regard to residential amenity, the first floor side extension would be positioned approximately 2.5m from the side wall of the garage at no.58 (to the east) and approximately 9m from the boundary with the neighbouring property to the rear, no.48 Lakeside Gardens. In this location, it would not give rise to a significant loss of privacy, overbearing or overshadowing impact. There are no windows proposed within the side wall of the extension and the extent of overlooking arising from the rear elevation of the property would be limited and would be similar to the extent of overlooking already experienced from the existing first floor windows. For these reasons, the proposed first floor extension would have an acceptable impact upon the levels of privacy and amenity currently enjoyed by the occupiers of no.58 and no.48 Lakeside Gardens. With respect of the two properties located to the front of the property, it is considered that the overlooking impact to these properties would not be significantly different to the impact that it currently experienced from the existing property. Moreover, it should be noted that there have been no objections raised to this application. The proposed development is therefore deemed acceptable in respect of its impact on the privacy and amenity of nearby residents and would comply with Policy SW11 of the LDP.

Finally, 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.

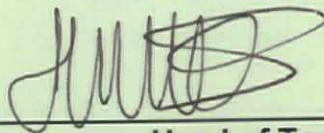
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing number 03B received on 21.05.2020

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

11/6/20