

DELEGATED REPORT

Application No: P/20/0080

Site Address: 26 Maesgwynne
Cefn Coed
Merthyr Tydfil
CF48 2SB

Development: Single storey rear extension

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 28th May 2020

Consultation reply date expired: 27th April 2020

APPLICATION SITE

The application site relates to a two-storey detached dwelling, 26 Maesgwynne, located in Cefn Coed. The red brick dwelling appears largely original and free of any extensions. It is served by a large front garden which extends to its side and rear. Parking provision is provided by means of an existing front driveway.

The property forms part of a street scene with other similar red brick storey semi-detached properties, some of which have also been extended to the side and rear.

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

PROPOSED DEVELOPMENT

This application seeks planning permission to erect a single storey rear extension. The extension would provide an en-suite bedroom off the living room area. It would measure 4.3 metres wide, 4.15 metres deep, with a 3.7 metre ridge height.

PLANNING HISTORY

The Council's records do not show any other planning history for this site.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to the adjoining properties. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

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

Policy SW4 – Settlement Boundaries
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 the assessment of this application relate to whether the proposed extension would be acceptable with regards to its impact upon the character and appearance of the dwelling and the wider street scene, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed extension, as a result of its siting at the rear of the property, would remain screened when viewing the dwelling within the street scene. Its siting combined with its single storey height and modest scale, would amount to a proportionate and sympathetic addition which would be in context with the existing property. The proposal would therefore result in an acceptable form of development which would not detract from the character or appearance of the dwelling or the wider street scene and as such would comply with LDP Policy SW11.

Residential Amenity

The extension would run along the side boundary with the neighbouring dwelling to the west, 25 Maesgwynne, this being the neighbouring property the most likely to be impacted by this proposal. However, its single storey height and dividing boundary fence/hedgerow would ensure that the extension does not result in an overbearing form of development. This combined with the absence of any west side facing windows, would prevent any loss of privacy to the amenities of these adjoining occupiers. The relationship between the proposed development and the adjoining neighbouring properties would therefore be acceptable and comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide an additional bedroom at the property. Whilst this could increase the demand for on-site parking, the dwelling is served by an on-site parking area and additional unrestricted on-street parking is also available along the front highway. Thus, the proposal would not be considered to have a significant detrimental impact on parking provision or highway safety and would therefore comply with LDP Policy SW11.

CONCLUSION

The proposed extension, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

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:

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: Maesgwynne 26 01 and Maesgwynne 26 02.

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

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

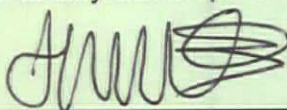
Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The proposed development site is crossed by a public sewer. No development (including the raising or lowering of ground levels) will be permitted within the safety zone which is measured 3 metres either side of the centre line.

No surface water will be permitted to discharge directly or indirectly into the public sewerage system. The developer must contact Welsh Water if a sewer connection is required under Section 106 of the Water Industry Act 1991 or any alteration to our apparatus is proposed prior to any development being undertaken.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

27/4/20