

DELEGATED REPORT

Application No: P/20/0061

Site Address: 9 Millfield
Quakers Yard
Treharris
CF46 5LD

Development: Remove conservatory and construct single storey rear and side extension

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 4th May 2020

Consultation reply date expired: 31st March 2020

APPLICATION SITE

The application site relates to a two-storey detached dwelling, 9, Millfield, located in a cul de sac street in Quakers Yard. The dwelling has been extended to the rear by means of a conservatory and is served by a front, side and rear garden. Parking provision is provided by means of a front driveway and a detached garage which is located to the side of the property.

The property lies in a small close with other two storey detached, semi-detached and terraced properties, some of which have also been extended to the 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 remove the existing conservatory to the rear of the property and erect a single storey rear and side extension. The extension would provide a sun room area and measure 5.9 metres wide, 4.75 metres deep with a 3.65 metre ridge height. It would be finished with brick elevations and slate roof tiles.

It should be noted that due to the siting, scale and finishes of the proposed development, these works would amount to permitted development for which planning permission would not be required.

PLANNING HISTORY

The Council's records show the following planning history for this site:

P/02/0362 - Retention of existing dwelling including conservatory - Approved: 4th November 2002

P/02/0021 - Erection of detached garage - Approved: 19th March 2002

P/01/0018 - Erection of single dwelling - Approved: 9th May 2001

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, being significantly set back from the front of the property and mainly proposed to the dwelling's rear elevation, combined with its single storey height, would amount to a proportionate and sympathetic addition which would not dominate the existing dwelling. In addition, it would be constructed in materials to match the existing property. The proposal would therefore result in 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, although it would be sited adjacent to the dividing boundary with neighbouring properties, it would be located over 2.8 metres away from the dividing boundary (at its closest point). This combined with its single storey height and dividing boundary fence/hedgerow would ensure that the extension does not result in an

overbearing form of development or in any loss of privacy to the amenities of nearby adjoining occupiers. Indeed, it should be noted, as referred to above, that its siting, scale and finishes amounts to permitted development. 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 living area at the property, and as such, would not increase the demand for on-site parking. Thus, the proposal would not have a detrimental impact on parking provision or highway safety and would 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.

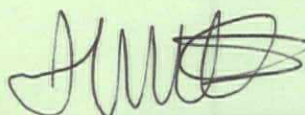
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

- Proposed Ground Floor Drawing Number 02022012-02
- Proposed Elevations Drawing Number 02022012-03
- Proposed Site Drawing Number 02022012-04

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE: 16/4/20