

DELEGATED REPORT

Application No: P/20/0053

Site Address: 21 St Donats Close
Castle Park
Swansea Road
Merthyr Tydfil
CF48 1JP

Development: Construct single storey extension to the side of the property

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 23rd April 2020

Consultation reply date expired: 23rd March 2020

APPLICATION SITE

The application site relates to a two-storey semi-detached dwelling, 21 St. Donats Close, located in a cul de sac street in Castle Park. A pedestrian path runs along the front of the property, however, the dwelling is mainly accessed from the rear given that the driveway is located within the rear garden, off St. Donats Close. A large front and side garden also serves the dwelling.

The property lies in a small close with other semi-detached properties, some of which have been extended to the front, side and rear, but all of which share similar characteristics and finishes.

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 side extension. The extension would provide an extended kitchen/diner and measure 3.4 metres wide, 8.5 metres deep with a 4.1 metre ridge height. It would be finished with rendered elevations, concrete roof tiles and UPVc windows.

PLANNING HISTORY

The council's records do not show any other recent planning history relevant to the assessment of this application.

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 to the side of the property and its single storey height, would not amount to a disproportionate or incongruous addition to the dwelling. Whilst the extension would extend to the full depth of the property, it would not project beyond its front or rear elevations. 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 to be sited adjacent to the dividing boundary with 22 and 24 Harlech Drive, it would be located over 2 metres away from the dividing boundary. This combined with its single storey height and the absence of any side facing windows, would ensure that the extension does not result in an overbearing form of development or in any loss of privacy to the amenities of these neighbouring 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 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:

CONDITIONS:

1. The development shall begin not later than five years from the date of this decision.

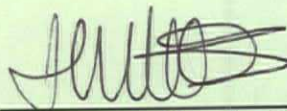
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

Drawing No. 2 - As Proposed.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

2/4/20