

DELEGATED REPORT

Application No: P/20/0067

Site Address: 20 Millers Row
Cardiff Road
Treharris
CF46 5DR

Development: Construct conservatory to the front of the property

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 11th May 2020

Consultation reply date expired: 8th April 2020

APPLICATION SITE

The application site relates to a two-storey terraced dwelling, 20 Millers Row, located off Cardiff Road in Treharris. The dwelling is prominently sited above Cardiff Road and retained by a high stone boundary wall. It has a rear gable extension which appears to largely occupy the small garden area serving the property. The dwelling is accessed by means of a pedestrian stepped access off Cardiff Road and is not served by on-site parking.

The property lies in a street of similar two storey terraced properties, two of which have been extended to the front by means of a small porch.

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 construct a conservatory to the front of the property. It would measure 4 metres wide, 2 metres deep with a 2.8 metre ridge height and would be finished in UPVc.

PLANNING HISTORY

The Council's records do not show any other recent or relevant 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 existing property, as noted above, lies in a street of similar scale dwellings. Although set back from Cardiff Road, their elevated position makes the application site and neighbouring properties very prominent when viewed within the surrounding area.

The proposed conservatory would extend across a large part of the front of the property. Its appearance and siting would fail to respect the simple form and symmetry of the existing property. As such it would represent a prominent and insensitive addition which would harm the character and appearance of the dwelling. It is appreciated that front porches have been added to two of the houses in the terrace, however, these are small and sympathetic to character and appearance of the properties and terrace as a whole. As such, the proposal, due to its design, size, siting and elevated position, would appear as a prominent and incongruous form of development at odds with the otherwise simple form and modest appearance of the terrace. Therefore, the proposal would conflict with SPG Note 6 which states that *'...front extensions often conflict with existing building lines, can detract from the appearance of the house and appear unduly prominent or overbearing in relation to neighbouring properties ...'* and LDP Policy SW11 which states that *'development proposals will only be supported where they are appropriate to their local context in terms of scale, height, materials, form... and integrate effectively with adjacent spaces...to enhance the general street scene...'*

Residential Amenity

The proposed conservatory, would be located at least 0.8 metres away from the closest boundary with a neighbouring property. This combined with its single storey height would ensure that it does not result in an overly overbearing form of development or result in any

loss of privacy to the amenities of nearby adjoining occupiers (since it would lie adjacent to the open front gardens of neighbouring properties). 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-street parking. Thus, the proposal would not have a detrimental impact on highway safety and would comply with LDP Policy SW11.

CONCLUSION

The proposed front conservatory would have a harmful impact on the character and appearance of the existing dwelling and wider terrace, contrary to LDP Policy SW11.

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, as well as the Welsh Ministers well-being objectives set out in section 8 of the WBFG Act.

Accordingly, the following recommendation is made:

RECOMMENDATION: BE REFUSED subject to the following REASON:

1. The proposed conservatory, by virtue of its siting, size and design, would result in a prominent and insensitive addition that would have a detrimental impact on the character and appearance of the property and the wider street scene. As such, the proposal is contrary to LDP Policy SW11.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

23/4/20