

DELEGATED REPORT

Application No: P/20/0081

Site Address: 2 Perthygleision Bridge
Aberfan
Merthyr Tydfil
CF48 4PP

Development: Two storey rear extension

Case Officer: Caroline Pulley

Site Visit:

Application Expiry Date: 2nd June 2020

Consultation reply date expired: 30th April 2020

APPLICATION SITE

The application site relates to a semi-detached dwelling, located within the settlement of Aberfan. The property fronts directly onto the highway of Cemetery Hill and is bound by the adjoining semi-detached dwelling (no.1 Perthygleision Bridge) to the northwest and bungalow and a parking/turning area to the south-east. To the rear and at a higher level is the highway of Bryntaf.

PROPOSED DEVELOPMENT

The application seeks full planning permission to erect a two-storey extension and a single storey extension on the rear elevation of the dwelling.

The proposed two-storey extension would measure 7m in width and 5m in depth, and would have a double-gabled ridged roof with a maximum height of 5.6m. It would contain three windows within its first floor rear elevation, serving a bedroom and an en-suite bathroom. The south-eastern side elevation would contain a set of patio doors, a ground floor window, a doorway and a first floor bathroom window.

The proposed single storey extension would be attached to the rear of the two-storey extension. It would measure 7m in width and 1.5m in depth, and would have a lean-to roof with a maximum height of 2.6m. Its rear elevation would feature a set of patio doors (with two glazed panels either side) and a window.

It should be noted that in order to accommodate this development, an existing single storey extension and garage would be demolished and a new 1.8m high retaining wall would be constructed to the rear of the proposed single storey extension.

PLANNING HISTORY

The planning history relating to the application property is as follows:

P/15/0327 Erection of two-storey rear extension and single storey rear extension
Approved – 20.11.2015

It should also be noted that a scheme which proposes the construction of a single storey extension to the rear of 1 Perthyglesion Bridge has recently been approved under application P/20/0048.

CONSULTATION

None undertaken with this 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

The main issues to consider when assessing this application relate to whether the proposed extensions, by virtue of their design, size and siting would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact of the development on the amenity of neighbouring residents is also an important consideration.

Visually, the two-storey and single storey rear extensions would result in a relatively large addition to the dwelling. The proposed double gable roof, whilst being set down from the ridge of the main property, would also be somewhat at odds with the character and form of existing dwelling. This is a concern. However, it is acknowledged that planning permission (App Ref: P/15/0327) was approved in 2015 for a very similar two-storey and single storey extension. Given that this permission can still be implemented, it would be very difficult to justify the refusal of this application based on the impact that it would have on the character and appearance of the property given the similarities between the two schemes. Moreover, it is accepted that the overall design of the proposed extension is an improvement when viewed against the flat roof, full width, two-storey extension which has been constructed on the rear of the adjoining property. An appropriate worded condition would also ensure that the materials proposed for the development would match the existing property. Taking these factors into account, the scheme is deemed on balance, to have an acceptable impact on the character and appearance of the existing dwelling and the surrounding area.

In terms of the impact that the proposal would have upon the amenities of neighbouring properties, the overall siting of the proposed two-storey and single storey extension would be very similar to the scheme approved under application P/15/0327. Notwithstanding this, there would be some additional impact arising from the current proposal.

The proposed two-storey extension would project beyond the rear wall of the neighbouring two-storey extension by 2.15m, a further metre than the two-storey extension which was previously approved under application P/15/0327. Consequently, due to its increased length, the two-storey extension would form a more prominent and noticeable addition when viewed from no.1 Perthgleision Bridge. It would also result in a somewhat greater level of overshadowing to this property when compared to the previous approved scheme. Notwithstanding these additional impacts, the depth of the single storey part of the development would be 1.5m shorter in length. Therefore, despite the increased depth of the two-storey extension, the overall length of the development would only increase by half a metre when compared to the footprint of the approved scheme. Whilst it is accepted that the current proposal would have a somewhat greater and more noticeable impact on the adjoining property, the two-storey extension would not be of a scale or siting which would be significantly overbearing. It should also be noted that the windows to the rear of the neighbouring property are also offset from the dividing boundary and this further helps to limit any potential impact that the scheme may have on no.1. Due to the siting of the proposed extensions, to the south-east of no.1, there would be some loss of light to this property for a part of the day. However, given the limited additional projection of the two-storey extension mentioned above, the degree of loss of light would not be to a level that would warrant the refusal of planning permission.

In terms of overlooking, given that the proposed two-storey extension would project further into the garden and there would be three windows sited within the proposed rear elevation, there would without doubt be an increased level of overlooking to the garden area of no.1. Nonetheless, the rear garden areas of the two properties are elevated and this will help to

limit any potential overlooking from the rear of the proposed extension. It must also be noted that a degree of overlooking is experienced between the two properties at present. The bungalow on the opposite side of the property is positioned at a higher level and its rear elevation is located approximately 16m away from the rear of the applicant's house. As such, it is not considered that the overlooking and loss of privacy would be unacceptable.

Therefore, the proposed development would have an acceptable impact on the amenities of the adjoining residents. Furthermore, there have been no objections received to this application as a result of the publicity exercise undertaken. The proposal is therefore considered to 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

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:

Drawings 30, 32, 33, 34, 35, 36, 37, 41, 42

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.

4. **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

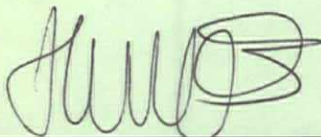
Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

17/5/20