

# DELEGATED REPORT

**Application No:** P/20/0035

**Site Address:** 1 Cyfarthfa Gardens  
Cefn Coed  
Merthyr Tydfil  
CF48 2SE

**Development:** Proposed side extension and rear replacement extension

**Case Officer:** Rebecca Owens

**Site Visit:**

**Application Expiry Date:** 6th April 2020

**Consultation reply date expired:** 3rd March 2020

## APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area. However, the site is bounded by a commercial premises to the rear. There is another dwelling to the north-west and highway bound the front and south-eastern side. The profile of the site is relatively flat although it is elevated above the land to the rear and adjacent highway to the south east.

## PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey side extension, the demolition of an existing rear extension and the erection of a single storey replacement extension to the rear.

The proposed side extension would be set back from the foremost front elevation by 1.78m. It would be 2.35m in width by 8.65m in depth and would have a mono-pitched roof with a maximum height of 3.45m. The extension would feature French doors in its front and rear elevations and two windows in its side elevation. The mono-pitched roof would also incorporate two roof lights.

The proposed rear extension would be 3m in depth by 5.8m in width and would have a mono-pitched roof with a maximum height of 3.45m. It would feature a window in its south east facing side elevation and bi-folding doors in its rear elevation.

## PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

## CONSULTATION

No consultation exercise was considered necessary in this instance.

## PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties and a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

## POLICY CONTEXT

Policy SW11: Sustainable design and place making of the Merthyr Tydfil Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Merthyr Tydfil Local Development Plan 2006-2021, Supplementary Planning Guidance Note 6, A Design Guide for Householder Development

## PLANNING CONSIDERATIONS

The proposed extensions are generally considered to be of an acceptable design and scale. The side extension is set back from the foremost front elevation and is just 2.35m in width with a mono-pitched roof sloping in the opposite direction to the main roof. This gives the extension a subservient appearance and if suitably finished it would not harm the character or appearance of the dwelling or the visual amenities of the area in general. Similarly, whilst less visible from public view, the proposed rear extension would also appear in keeping with the dwelling providing it is finished with appropriate materials. As such the proposal is deemed to be acceptable in respect of design and visual amenities. However, a condition regarding external finishes would be required.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect it is noted that the rear extension would be sited just 0.3m from the shared boundary with the dwelling to the north west known as 2 Cyfarthfa Gardens. However, this would replace an existing conservatory of the same depth and whilst its maximum height would be greater, this would still be only 3.45 m at its ridge height sloping down along the boundary to minimum height of 2.55. It is also noted that the neighbouring dwelling has a conservatory to the rear of the same depth, which the proposed extension would be elected alongside. As such the proposed rear extension would not have any significantly greater impact on the occupants of this dwelling.

The side extension would be erected on the south eastern flank elevation of the dwelling which is adjacent to a highway. As such it would not have any overbearing impact on the nearest dwelling on the opposite side of the road (22 Maesgwynne) or result in any overshadowing to this property. It is noted that this extension would be erected almost hard against the existing south eastern boundary along which a fence is currently in place. As such the two windows in the side elevation of the extension would be looking directly out onto this fence. Whilst the submitted drawings do not indicate that the fence would be removed, given the proposed arrangement it is considered likely that the fence line would be reduced with the section in front of the side extension removed allowing unrestricted views from the side windows. These look directly towards the rear garden of 22 Maesgwynne which is at a lower level than the application site. However, given that this property has fence along its north western boundary and is separated from the application site by a highway with a distance of over 7m between them, it is not considered that the

level of overlooking or loss of privacy would be to such an extent as to warrant the refusal of the application on such grounds. In this respect it is also noted that no representations were received following the publicity exercise.

Given the above, the proposal is found to be in accord with Policy SW11 of the LDP in terms of visual and residential amenity.

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:

643.07A First floor plan (amended plan received 10/03/20)

643.07A Elevations (amended plan received 10/03/20)

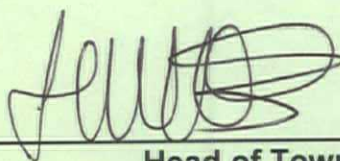
643.07A Ground floor plan (amended plan received 10/03/20)

**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.

**RECOMMENDATION ENDORSED**



Head of Town Planning

**DATE:**

2/4/20