

DELEGATED REPORT

Application No:	P/22/0202
Site Address:	23 Harlech Drive Castle Park Swansea Road Merthyr Tydfil CF48 1JU
Development:	Single storey rear extension with raised decking area and reprofiling work to rear garden
Case Officer:	Nia Chard
Application Expiry Date:	28th February 2023
Consultation reply date expired:	1st September 2022

APPLICATION SITE

The application site relates to a substantial two-storey detached dwelling, located in the Castle Park area. The property is bound by highways to the front and rear and other residential dwellings on either side. The rear garden slopes down from the south to the north (adjacent to Swansea Road).

The property lies in a street made up of detached and semi-detached properties of varying designs, but all of which share similar characteristics and finishes.

PROPOSED DEVELOPMENT

Full planning is sought for the erection of a single storey rear extension, a raised decking area and re-profiling works to the rear garden with associated retaining works.

The proposed single storey extension would be located to the rear of the dwelling. The proposal would have an L shaped footprint which would have a maximum width of 14m and depth of 10m. It would have a flat roof with two roof lanterns, due to the sloping ground level it would vary in height with a maximum height of 3.8m (and 4.3m to the top central roof lantern). The rear elevation would feature a window serving the study, this elevation would also have bi-folding doors to the open plan living/kitchen/dining room and three windows serving the proposed swimming pool. The side elevation would feature a further bi-fold door also serving the swimming pool. The external elevations of the extension would be finished in render.

Due to the higher level of the extensions floor level in relation to the rear garden, a raised decking area is proposed to fill the area created by the L shaped extension. This decking would have a maximum width of 14.5m and depth of 8m. The decking would be 1.3m at its highest point above ground level with a glass balustrade on top, which is 0.95m in height.

The application also includes regrading works to the rear garden. The rear garden slopes down towards the highway to the rear (Swansea Road) and the proposal would create a large level area as you step down from the proposed decking. A large retaining wall would be constructed, which would measure 1.5m in height with a 0.9m high glass balustrade on top and would run for approximately 30m along the width of the garden. Steps are proposed to the east of the retaining wall leading to a further levelled area, the garden would then slope towards the highway to the rear. A 1.8m high timber fence is proposed along the boundary.

PLANNING HISTORY

- P/06/0278 Conversion of garage to living accommodation and erection of single storey rear extension.
Granted planning permission subject to conditions on 26 July 2006
- P/98/0456 Backfill and profiling to extend usable garden area
Granted planning permission subject to conditions on 3 December 1998

CONSULTATION

None undertaken.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining 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

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning Policy Wales (PPW) Edition 11 (February 2021) 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 TAN to this application is 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

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 main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the amenity of the neighbouring residents is also an important consideration.

In terms of visual amenity, the proposed works would be located to the rear of the dwelling away from the street frontage. As such, it would not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from Harlech Drive. Due to the topography of the site the proposal would be visible from the rear highway of Swansea Road. There are examples of raised platforms and retaining wall within this rear street scene, whilst the works are extensive it is a relatively common feature and therefore is considered acceptable in this context. As such the development complies with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding residents. In this respect it is noted that the dwelling to the south-west known as 25 Harlech Drive is at a slightly higher level than the application site. Given this and the distance of the proposal from the shared boundary with this neighbour, it is not considered that it would result in any overbearing impact, overshadowing, loss of light or indeed overlooking or loss of privacy. With regard to the property to the east (21 Harlech Drive) this property is at similar level to the application site. The proposed extension would be 5m (at its closest point) from the shared boundary with this property. Given this distance and the fact that an existing outbuilding, which is located closer to the boundary with this neighbouring property, would be retained, it would not constitute an overbearing addition and would not create any significant overshadowing or loss of light. Furthermore, no openings are proposed along the eastern elevation. Similarly, the decked area and reprofiling and retaining works proposed have been set away from the boundary by over 2m and as such it is not considered that the proposal would result in a harmful degree of overlooking or loss of privacy to this neighbouring dwelling. It is noted that no representations were received following the public exercise. As such the proposal is deemed to be acceptable in terms of its impact on residential amenity and therefore accords with Policy SW11 of the LDP.

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 Side Elevation, Dwg No. LW2322-07, Received 5 August 2022

Proposed Elevations, Dwg No. LW2322-04, Received 5 August 2022

Proposed Ground Floor Layout Plan, Dwg No. LW2322-03, Received 5 August 2022

Topographical plan, Dwg No. 11, Received 1 December 2022

Site Section 1 & 2, Dwg No. 09, Received 1 December 2022

Proposed Site and Location Plan Dwg No. LW2322-05, Received 15 August 2022

Proposed Site and Location Plan Dwg No. LW2322-06, Received 15 August 2022

Block plan with sections, Dwg No. 12 Rev-D, Received 3 January 2023

Site Section 3 & 4, Dwg No. 10 Rev D, Received 3 January 2023

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

3. No development shall take place until details, including structural calculations 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

2/2/23