

DELEGATED REPORT

Application No: P/22/0225

Site Address: 54 Cherry Grove
Gurnos
Merthyr Tydfil
CF47 9SW

Development: Single storey rear extension

Case Officer: Nia Chard

Application Expiry Date: 19th October 2022

Consultation reply date expired: 15th September 2022

APPLICATION SITE

This application relates to an end terrace property situated within the residential area of Gurnos. The property faces southeast onto the highway. It is bound by other dwellings to either side and a pedestrian footpath to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension. The extension would provide a wet room for disabled use and would measure 3m wide and 3m deep and would have a mono-pitched roof with a maximum height of 3.7m. The extension would feature a small window in its rear elevation, and a door in its north elevation. The walls of the extension would be rendered, and the window and door would be white upvc. All materials would match the dwelling.

PLANNING HISTORY

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

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. 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

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 – Household Design Guide

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 neighbouring residents is also an important consideration.

In terms of visual amenity, the proposed extension 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 the highway. Given its form and modest dimensions, it is of an acceptable design and its scale would not appear out of proportion with the main dwelling.

Furthermore, the external finishing materials would mainly match the existing house. In this respect, the proposal is found to be in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the amenities of the neighbouring occupants. Given the relationship between the properties along this terrace (where the neighbouring dwelling is located further back from the highway than the application dwelling), the proposed extension would adjoin the side elevation of the neighbouring dwelling known as 52 Cherry Grove. As such, the proposed extension would not have any overbearing impact on this property or result in any overshadowing or loss of light. Due to the scale of the extension and it's siting away from 56 Cherry Grove, the privacy and amenities of these occupiers would be safeguarded as a result of this proposal.

Having considered the above, and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance 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

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:

Proposed Elevations, Floor Plans, Site Location Plan, Received 24 August 2022,
Drawing No. TAL22/28/01

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

INFORMATIVES

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

26/09/22