

DELEGATED REPORT

Application No: P/22/0300

Site Address: 43 Salisbury Close
Heolgerrig
Merthyr Tydfil
CF48 1SD

Development: Wrap around side and rear extension and enlargement of front dormer window and erection of decking

Case Officer: Rebecca Owens

Site Visit: 8th December 2022

Application Expiry Date: 8th March 2023

Consultation reply date expired: 13th February 2023

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway, other dwellings and undeveloped land which falls outside of the settlement boundary.

PROPOSED DEVELOPMENT

Full planning permission is sought for a wrap around side and rear extension, raised decking and the enlargement of the front dormer window.

The wrap around extension would be set back from the main front elevation by just over a metre and would project off the side elevation by a width of 2.6m. It would have a maximum width of 8.7m, a maximum depth of 12.4m and would project off the main rear elevation by 3.5m. The extension would have an almost flat roof with a maximum height of 3.34m which would contain a large roof light.

The front elevation would feature a window serving an office and the side elevation would feature two further windows serving the office and a bathroom. This elevation would also have a door to the utility and bi-folding doors to the open plan living/kitchen/dining room. Finally, the rear elevation would feature bi-folding doors and a window also serving the open plan living space. The external elevations of the extension would be finished in render.

Due to the higher level of the extension floor level in relation to the rear garden, a raised decking area is proposed off the rear elevation of the extension wrapping around to meet the existing raised patio to the side of the property. This decking would project off the rear elevation by 3m and off the side elevation by 1.1m and would be 0.55m in height.

The front dormer window would be enlarged in depth by 1.86m, bringing its front elevation in line with part of the elevation below. The dormer would feature two large windows in its front elevation and would be finished with Marley Cedral cladding. The rear would also be re-finished with the same cladding.

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 the 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

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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.

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

Policies SW11: Sustainable design and place making and CW1: The historic environment of the Merthyr Tydfil County Borough Council 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 Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The application dwelling currently benefits from a small, flat roofed porch to the front, a flat roofed single storey side annexe and dormers to the front and back. It is located in a residential area characterised by mainly semi-detached bungalows featuring front and rear dormer roof extensions which vary in their size and appearance. It is recognised that the proposed extended front dormer window would be large in size, taking it beyond the dormer on the adjoining dwelling and having a somewhat dominant appearance on the front elevation. However, it is noted that there are other examples of dormers of a similar

size and depth within the immediate vicinity of the site and as such the enlarged dormer would not appear incongruous within the area. In addition, it is noted that the current dormers on the front of the application dwelling and the dwelling which forms the other half of the semi-detached pair, are already unbalanced in their size and as such the proposal would not be any more harmful in this respect. It is also noted that the proposed fenestration within the extended dormer does not reflect the design and scale of the existing windows and would not align with the windows at ground floor. However, this is already the case with the existing fenestration in the front dormer and as such it is not considered that this would justify the refusal of the application. Finally, it is recognised that the existing dormers have a hanging tile finish and indeed this reflects the general finish of the majority of dormers in the wider area. However, the proposed external finish to the extended dormer and existing rear dormer would be a composite timber cladding. Notwithstanding this, it is not considered that the introduction of this material would be sufficiently incongruous to be deemed unacceptable. As such, on balance no concerns are raised with respect to the visual impact of the dormer extension.

With respect to the proposed wrap around extension, it is acknowledged that this would have a flat roof and would introduce windows and doors of a more modern appearance. However, it would replace an existing side annexe which also has a flat roof. In addition, despite being partly to the side of the dwelling, this element would not be readily visible from the public highway given the position of the dwelling and its lower level. As such the extension would not have any significant impact within the streetscene and it is not considered that it would harm the character or appearance of the dwelling itself. It is recognised that the external walls would be finished in render rather than brickwork to match the dwelling, but this is deemed to be a satisfactory, complementary material. Similarly, no concerns are raised with respect to the visual impact of the decking which are common features within the gardens of residential properties.

Having regard to the above, the proposal would not harm the character or visual amenities of the dwelling or indeed the wider area which forms part of Urban Character Area 9 (West Merthyr, including Heolgerrig and Gellideg). As such, it would be in accord with Policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the development on the residential amenities of the neighbouring occupants. In this respect, it is not considered that the front dormer roof extension would have any significant impact. Whilst it would project beyond the adjacent dormer on the neighbouring dwelling, it would not give rise to any harmful overshadowing or loss of light. With respect to the wrap around extension, it is recognised that the southern facing side elevation would be in close proximity with the dwelling known as 44 Salisbury Close. However, given that it would be set off the boundary by 0.85m and would only have a depth of 3.5m and a height of 3.34m, it is not considered that it would give rise to any overbearing impact and would not result in a significantly greater loss of light or overshadowing than the existing boundary hedge. Furthermore, as there would be no windows in this elevation there would not be any overlooking or loss of privacy to this neighbouring dwelling. Similarly, the extension would be a sufficient distance from the dwellings to the rear to avoid any harmful impact and whilst there would be a window and bi-folding doors in the rear elevation, given that these are at ground floor level and set back from the rear boundary line, it is not considered that there would be any harmful overlooking or loss of privacy. The proposal also includes the erection of a raised deck area. However, it is not considered that it would give rise to any harmful overlooking or loss of privacy to the garden or rear windows of 44 Salisbury Close as it would be set off the shared boundary by 0.85m, would be just 0.55m in height and the existing boundary

hedge would prevent any significant views. Furthermore, its modest height and distance from the dwellings to the rear would prevent any excessive views to the rear gardens and rear windows of the dwellings adjoining the rear of the site. Having regard to the above and noting that no objections have been received following the publicity exercise the proposal is found to be acceptable in terms of its impact on residential amenity and in accord 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/REASONS:

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:

Drawing Title: Proposed Elevations, Drawing Number: 899.01, Amended Plan
Received on 11 January 2023

Drawing Title: Proposed Elevations, Drawing Number: 899.02, Amended Plan
Received on 11 January 2023

Drawing Title: Proposed Plans, Drawing Number: 899.03, Amended Plan Received
on 11 2023

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

3. Prior to works commencing on the dormers, details/samples of the cladding proposed to the external surfaces of the dormers, including colour, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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.

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.

2. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property;
- or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

3. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.
All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

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.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

4. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

14/2/23